

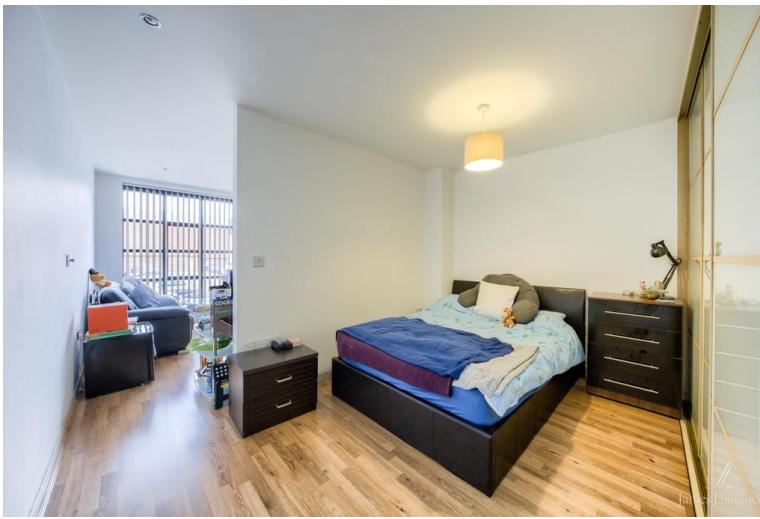


James *Laurence*TM
Sales and Lettings

ST. PAULS PLACE, 40 ST. PAULS SQUARE, JEWELLERY
QUARTER, BIRMINGHAM, B3 1FQ
ASKING PRICE OF £135,000



James *Laurence*



Third Floor
Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 29.4 sq. metres (316.6 sq. feet)

DESCRIPTION

****EWS1 FORM GRANTED**** A gorgeous third floor studio apartment on the doorstep of the stunning St Paul's Church. Consisting of kitchen/lounge, bedroom and bathroom, this property is situated in a central location close to local amenities. A wonderful investment opportunity in the historic Jewellery Quarter.

LOCATION

This property is located on St Paul's Square, home to St Paul's Church and a number of bars and restaurants. Whether you're looking for post dinner drinks at The Boogie Shed or Actress and Bishop, or dinner at Pasta Di Piazza or Cucina Rustica, the area is inundated with gorgeous food and drink. The Jewellery Quarter is home to countless independent jewellers, gift shops and antique dealers, making it perfect for an afternoons stroll. If you're a fan of history and theatre you're in luck too, with Birmingham Museum and the Repertory theatre both under a 15 minute walk away.

For travel amenities, you're a short distance from New Street, Snow Hill and Jewellery Quarter train stations, and a short drive from Birmingham's ring road.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		