



Floor Layout



Total area: approx. 184.4 sq. metres (1984.9 sq. feet)

Total approx. floor area 1,985 sq ft (184 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



St Pauls House

21 - 23 St. Pauls Square
B3 1RB

Asking Price Of £1,095,000

- Luxurious Three-Bedroom Apartment
- 1985 Sq. Ft.
- Secure & Allocated Parking
- Exclusive Furnishing Package Included





St Pauls House,
21 - 23 St. Pauls Square, Jewellery Quarter, B3
1RB
Asking Price Of £1,095,000



Property Description

DESCRIPTION **LUXURY THREE-BEDROOM APARTMENT **EXCLUSIVE FURNISHING PACKAGE INCLUDED** **HIGH SPECIFICATION**** James Laurence is thrilled to be launching to the market, this magnificent three-bedroom apartment within St. Pauls House, which is the very finest of luxurious City living in the heart of St. Pauls Square boasting breath taking views of the square itself. Conveniently located in the heart of Birmingham's Jewellery Quarter, close to the canal towpaths.

St Paul's House effortlessly blends antiquity with modern design. A thoughtfully converted home, offering luxury living within the City and benefits from high ceilings, generous sized rooms, secure allocated parking and a private terrace, perfect for summer evenings with family and friends.

This gloriously exuberant apartment has over 1985 Sq. Ft. of contemporary living space. The overall result is a fabulous sense of space throughout this home. Accessed via communal entrance with video entry system, you are welcomed into the boutique entrance with an original lift and designed stairwell surrounding.

Upon entering the apartment, the inviting reception hall offers a walk-in-cloaks cupboard/utility, controlled lighting and guest half bathroom. The gem of the property feature double doors lead into the delightful open plan living area, to include dining area and stunning bespoke kitchen having a range of integrated appliances along with large carrion topped island and breakfast bar. Leading through to private terrace. The kitchen area offers a generous sized study overlooking the rear area within the car park. Leading through the bright and spacious reception hall, is a further living area with three sash windows with phenomenal views over St. Paul's Square.

The Square facing master suite has a tranquil and private dressing room, finished with a luxury en-suite bathroom. Bedrooms two and three are both excellently proportioned which allows an abundance of natural light to seamlessly stream through. There is also a convenient shower room situated between the bedrooms.

The apartment has been finished to the highest specification throughout and is a gem within the Jewellery Quarter crown. The interior design combines the lavish and luxury craftsmanship to the regeneration of St. Pauls House.

In short, this property is the PERFECT turn key home, furnished with the finest items and ready for a lucky buyer to move straight in!

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter, on St Paul's Square and close to the canal towpaths. You'll be ideally placed to enjoy the eclectic mix of restaurants, bars,



cafes and shops that Birmingham's historic Jewellery Quarter has to offer.

The Central Business District is just a short walk away, as are many of Birmingham's popular amenities including Selfridges, the Bullring shopping centre, Brindley Place and a variety of independent shops and Michelin star restaurants. If you're looking to travel further, Birmingham New Street, Moor Street and Snow Hill railway stations offer regular links to London, Manchester, Edinburgh and beyond, while the proposed HS2 station will allow you to travel to and from the capital in just 49 minutes.

The Jewellery Quarter is a designated conservation area, proposed World Heritage Site and is already a prestigious, highly desired part of Birmingham. It is experiencing further development as some of the historic factories are converted into boutique apartments, restaurants and shops.

The City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre is approximately three quarters of a mile away and contains over 140 shops, including one of the only Selfridges department stores outside of London and the exclusive Mailbox development, which is host to a range of designer outlets including Harvey Nichols.

There are brilliant links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which itself is only some 3.5 miles distant. With the growing network links within Birmingham, the property is well situated with be located 100m away from Snow Hill Station.

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.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - C

Service Charge - Approx. £600.00 Per Month

Ground Rent - £300.00 Per Annum

Ground Rent Review Period - TBC

Length of Lease - 120 Years Remaining

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

