

Wexler Lofts

Jewellery Quarter

B1 3AQ

Asking Price Of **£235,000**

One-Bedroom Apartment

Secured & Allocated Parking

Loft-Style With Exposed Brick

696 Sq. Ft,





Property Description

DESCRIPTION James Laurence are pleased to present an immaculately presented, individual designed one bedroom loft apartment in the sought after Wexler lofts development. The property spans over 696 Sq. Ft. and comprises of:- An entrance hall, open plan living & kitchen area fitted with a top of the range kitchen with built in appliances, master bedroom, family bathroom and boasts a secured and allocated parking space.

The property also benefits from large picture windows, high ceilings, exposed brickwork, solid flooring and a daytime concierge service.

A must view to avoid disappointment!

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA 26' 1" x 16' 7" (7.95m x 5.05m)

MASTER BEDROOM 15' 4" x 9' 9" (4.67m x 2.97m)

FAMILY BATHROOM

PARKING The property boasts one secure and allocated parking space.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

JAMES LAURENCE ESTATE AGENTS 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

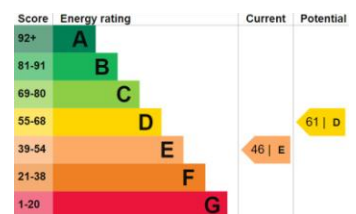
Floor Layout



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

Total approx. floor area 696 sq ft (65 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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements