

## Wexler Lofts

Jewellery Quarter

B1 3AQ

Offers Over **£200,000**

*Two Double Bedrooms*

*Lower Ground Floor Apartment*

*Daytime Concierge Service*

*Allocated Parking*



### 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 640.6 Sq. Ft. and comprises of:- An entrance hall, open plan living & kitchen area fitted with a top of the range kitchen with freestanding appliances, master bedroom with built in wardrobes, family bathroom, second double bedroom and boasts a secured, 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!

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

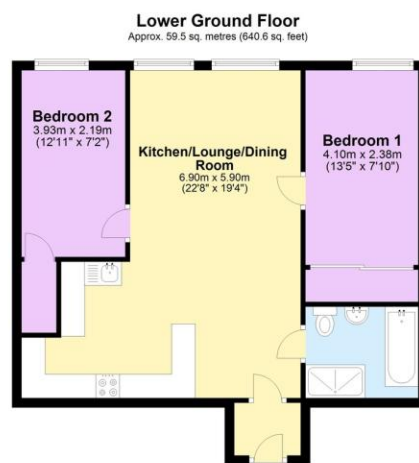
The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance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

**JAMES LAURENCE ESTATE AGENTS 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



### Floor Layout



Total area: approx. 59.5 sq. metres (640.6 sq. feet)

Total approx. floor area 641 sq ft (60 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		