



Floor Layout



Total area: approx. 130.2 sq. metres (1401.6 sq. feet)

Total approx. floor area 1,401 sq ft (130 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.

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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*

# The Minories

Warstone Lane

B18 6NZ

Asking Price Of **£525,000**

- Three-Bedroom Townhouse
- Secured & Allocated Parking
- 1401 Sq. Ft.
- Freehold





**The Minories,  
Warstone Lane, Jewellery Quarter, B18 6NZ**  
Asking Price Of **£525,000**



**Property Description**

*DESCRIPTION* This three bedroom townhouse nestled in the heart of the Jewellery Quarter is a true gem. Boasting traditional charm and modern conveniences, this property offers the best of both worlds. With spacious living areas, well-sized bedrooms, and a private balcony, this townhouse is perfect for a family or group of friends. The location is unbeatable, with a variety of shops, restaurants, and attractions all within walking distance. Don't miss your chance to own a piece of Birmingham's rich history and culture.

*LOCATION* The Minories is a Grade II listed award-winning development -originally part of a brewery in 1770, then holding various other industrial uses until the residential conversion which was completed under the supervision of English Heritage in 2011. The development sits just off Warstone Lane, a charming and historic street located in the heart of Birmingham's famous Jewellery Quarter, which is lauded as a 'national treasure' by English Heritage. As the name suggests, there is a plethora of specialist Jewellery shops, independent designer makers and manufacturers within the Quarter. You'll also find a wide range of dining options, from charming neighbourhood eateries to multi award-winning high-end restaurants. In addition, the Jewellery Quarter is home to several art galleries and museums, a number of beautiful historic green spaces and has an abundance of pubs and bars. This is a unique neighbourhood that is cherishing its heritage as it evolves into a unique urban village. It has become a much sought-after place to live and work.

*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 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:* Freehold

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

*Local Authority:* Birmingham City Council

*Council Tax Band:* D

*Service Charge:* Circa. £800.00 Per Annum

*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.

*Further Material Information:*

*Part A*

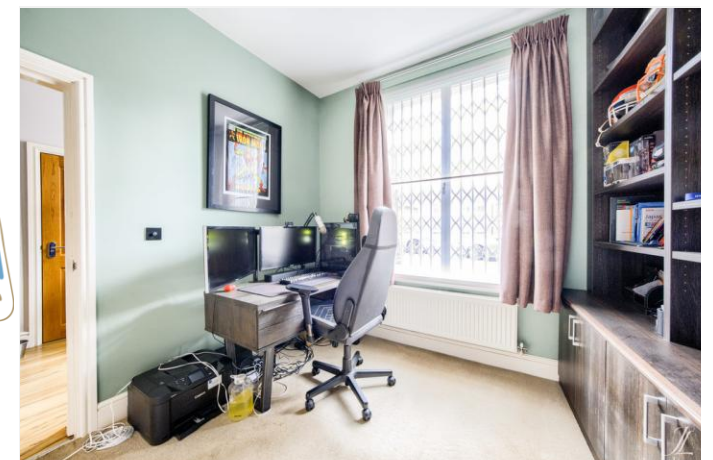
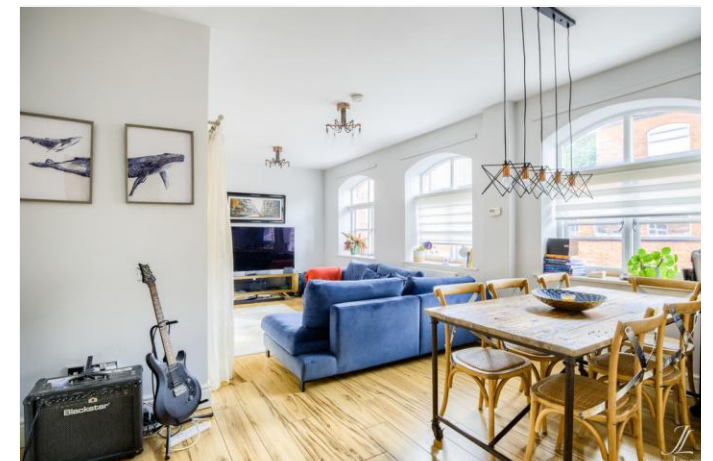
*Council Tax /Domestic Rates:* D  
*Asking price:* £550,000.00 Per Annum  
*Tenure\*:* Freehold

*Part B*

*Property type:* Townhouse  
*Property construction:* Purpose built  
*Number and types of room:* Three bedroom, Townhouse  
*Electricity supply:* Mains.  
*Water supply:* Mains.  
*Sewerage:* Mains.  
*Heating:* Gas Central Heating.  
*Broadband:* We recommend you complete your own investigation.  
*Mobile signal/coverage:* We recommend you complete your own investigation.  
*Parking:* Yes.

*Part C*

*Building safety:* Please seek confirmation from your solicitor.  
*Restrictions:* Please seek confirmation from your solicitor.  
*Rights and easements:* Please seek confirmation from your solicitor.  
*Flood risk:* N/a  
*Coastal erosion risk:* N/a.  
*Planning permission:* Please seek confirmation from your solicitor.  
*Accessibility/adaptations:* N/a.  
*Coalfield or mining area:* N/a.  
*Energy Performance Certificate (EPC)\*\*:* C



**To book a viewing  
of this property:**

**Call:**  
0121 6044060

**Email:**  
info@jameslaurenceuk.com

