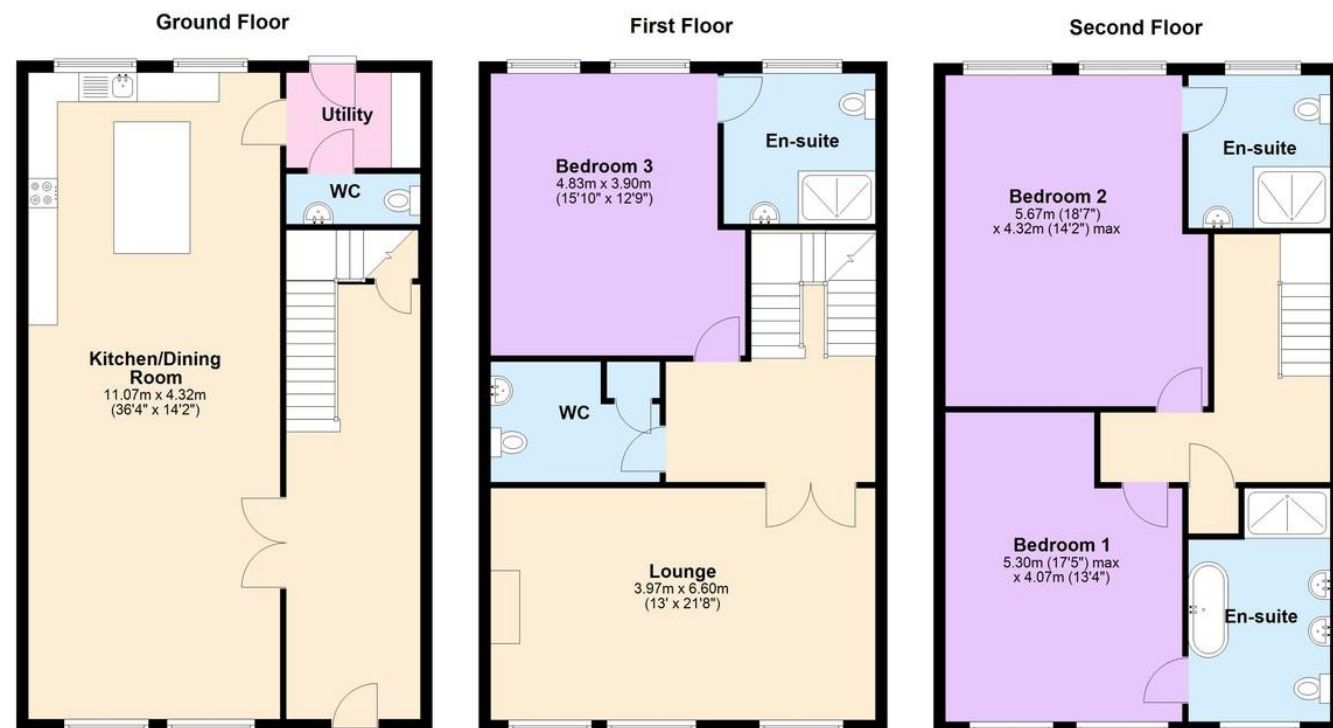




Floor Layout



Total approx. floor area 2,411 sq ft (224 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 Square

Jewellery Quarter

B3 1QX

Asking Price Of **£945,000**

- Three-Bedroom Luxurious Townhouse
- Secured & Allocated Parking
- 2411 Sq. Ft.
- Stunning Views Over St Pauls Square



**St. Pauls Square,
Jewellery Quarter, Birmingham City Centre, B3 1QX**
Asking Price Of **£945,000**



Property Description

DESCRIPTION

A stunning three bedroom three bathroom townhouse situated on north side of this sought after Georgian Square, with arguably the best south facing views over the Grade I listed St Pauls Church towards the City Core.

TOWNHOUSE

36 St Pauls Square is a niche residential scheme developed in recent years within a terrace of restored Georgian properties originally built in 1781. This development boasts a timeless presence that blends perfectly with the other prestigious properties nearby. Each of the spacious rooms has been designed and decorated to bring out the very best of the unique characteristics with detailed features such as oak flooring, wall panelling, high ceilings, deep architraves and skirtings. The high specification kitchen features Neff & Bosch appliances plus high quality bathrooms with roll top bath and walk in shower.

Every aspect of the design and build has been carefully thought through, from the energy efficient secondary glazed windows, the insulation, Gas central heating and the provision of a defined secure parking space.

LOCATION

The property is located in the heart of Birmingham's Jewellery Quarter, located on St Paul's Square and close to the canal towpaths. 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.

Tenure: Leasehold

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

Local Authority: Birmingham City Council

Council Tax Band: F

Service Charge: £4,167.96 Per Annum.

Ground Rent: £0.00 Per Annum

Ground Rent Review Period: N/a.

Length of Lease: 993 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

