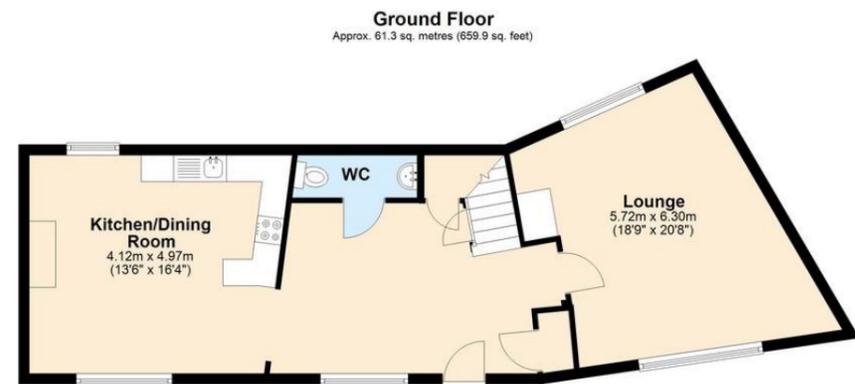




Floor Layout



Total area: approx. 124.7 sq. metres (1341.9 sq. feet)

Total approx. floor area 1,341 sq ft (125 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.



Kingston Row

Birmingham City Centre

B1 2NU

Asking Price Of **£485,000**

- End Terrace Styled Cottage
- Building dates back to 1800's
- 1,341 Sq. Ft.
- Off-Road Parking



**Kingston Row,  
Birmingham City Centre, B1 2NU**  
**Asking Price Of £485,000**



## Property Description

### DESCRIPTION

*Nestled at the end of a quiet terrace, this beautifully presented two-bedroom, two-bathroom home seamlessly blends modern finishes with timeless charm. Bathed in natural light from multiple aspects, the property offers a warm and inviting ambience from the moment you step inside.*

*The spacious open-plan living and dining area is finished to a high standard, with elegant flooring, neutral tones, and tasteful décor throughout. The modern kitchen is well-equipped, featuring sleek cabinetry, quality appliances, and ample workspace - perfect for both everyday cooking and entertaining.*

*Upstairs, two generously sized double bedrooms provide peaceful retreats, each with thoughtful touches and plenty of storage. The principal bedroom benefits from an en-suite bathroom, while a second contemporary bathroom serves the rest of the home with style and functionality.*

*Outside, the property boasts a designated parking and the advantages of being an end-terrace, offering additional privacy and a greater sense of space.*

*This turnkey home is perfectly suited for professionals, couples, or small families seeking a low-maintenance, high-quality property in a desirable location.*

### LOCATION

*Kingston Row is a short walk to Birmingham city centre's bustling financial district, New Street station, Snow Hill train and metro station and the new Hs2 site beyond, with the immediate A38 link with ease of access to M6 motorway.*

*Whatever you fancy doing it's likely you'll find it close to hand, from dining in one of the six Birmingham Michelin starred restaurants, to local independent bars, through to the many entertainment venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance. Not to mention the high class*



*boutique shops of The Mailbox next door and Bullring complete with Selfridges.*

**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*

*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

