

APARTMENT 1 5 JAMES STREET  
BIRMINGHAM  
B3 1SD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A stunning two bedroom apartment a short walk from St Pauls Square with unique roof terrace garden. Situated in a fantastic central location in the heart of Birmingham's historic Jewellery Quarter, this property is brilliant for city centre living.

Accommodation

Reception hallway

Open plan kitchen/living/dining room

Principal bedroom with dressing room and en-suite bathroom

Bedroom two

Main bathroom

Outside

A private balcony

Secure parking

Approximate gross internal floor area 1907 sq ft (177.2 sq m)

EPC Rating: D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

The property is situated in the heart of Birmingham between the City Centre and Jewellery Quarter. Birmingham New Street station is only a 10-minute walk away. The apartment is ideally located for the many entertainment opportunities, bars, and restaurants that the city has to offer. The Mailbox, the Bullring shopping centre and Grand Central are all within a few minutes' walk.

The location is incredibly popular with working professionals. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

### Distances

Birmingham City Centre 0.5 miles  
Birmingham New Street station 0.6 miles  
Sutton Coldfield town centre 8.6 miles  
Lichfield 15 miles  
Birmingham International/NEC 10 miles  
M6 (J6) 3 miles  
(Distances approximate)

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### Description of Property

This stunning two-bedroom apartment is situated in the highly sought-after area of the Jewellery Quarter, just off Saint Paul's Square and only a few minutes walk from the city centre. This unique, stand-alone, light and spacious apartment, which is accessed via a private entrance with single staircase, offers two double bedrooms, two bathrooms, stylish fittings throughout and fashionable open plan kitchen/living/dining area.

The property can be fully furnished to an exceptional standard with both bedrooms benefitting from large floor to ceiling windows. The large open plan kitchen living area is one of the main attractions of this spectacular apartment filled with natural light from the many picture windows. With contrasting matt grey and

limed oak wall and floor cupboards, Corian worktops and whitewashed wooden flooring extending throughout the entire open plan living space. Fully fitted with integrated appliances including dishwasher, fridge/freezer, washer/dryer induction hob and oven. The dining area offers access to the generous sized decked balcony, a perfect seating area to enjoy warmer days. The luxurious master bedroom suite radiates light from the large windows projecting off the high ceilings and whitewashed floor finish. A walk-in dressing room and spacious en suite with both free standing bath and walk in shower are finished to the highest of standards with stylish décor and the most contemporary of fittings.

A short walk will take you to St Pauls Square and Jewellery Quarter, complete with gorgeous boutiques, eateries and growing number of niche establishments offering an eclectic social scene. The opposite direction offers the financial hub of Birmingham within close proximity along with Snow Hill station and shopping amenities beyond. Ease of access to A38 and motorways by car is handy for commuters.

### Outside Space & Parking

One secure off road parking space in private car park. 'Permit holder only' on street parking also available. A private balcony provides a great space for alfresco dining particularly when entertaining family and friends.

### Additional Information & Features

Apartment is offered with 'Bang & Olufsen' sound, 'Miele' oven, microwave & plate warmer, fridge/freezer, dishwasher, washer/dryer, & electric hob. 'Victoria + Albert' bathroom and fittings.

### Services

We understand that mains water, drainage, electricity, and gas are connected.

### Terms

Local Authority: Birmingham City Council  
Tax Band: F





### Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield via 0121 362 7878.

### Disclaimer

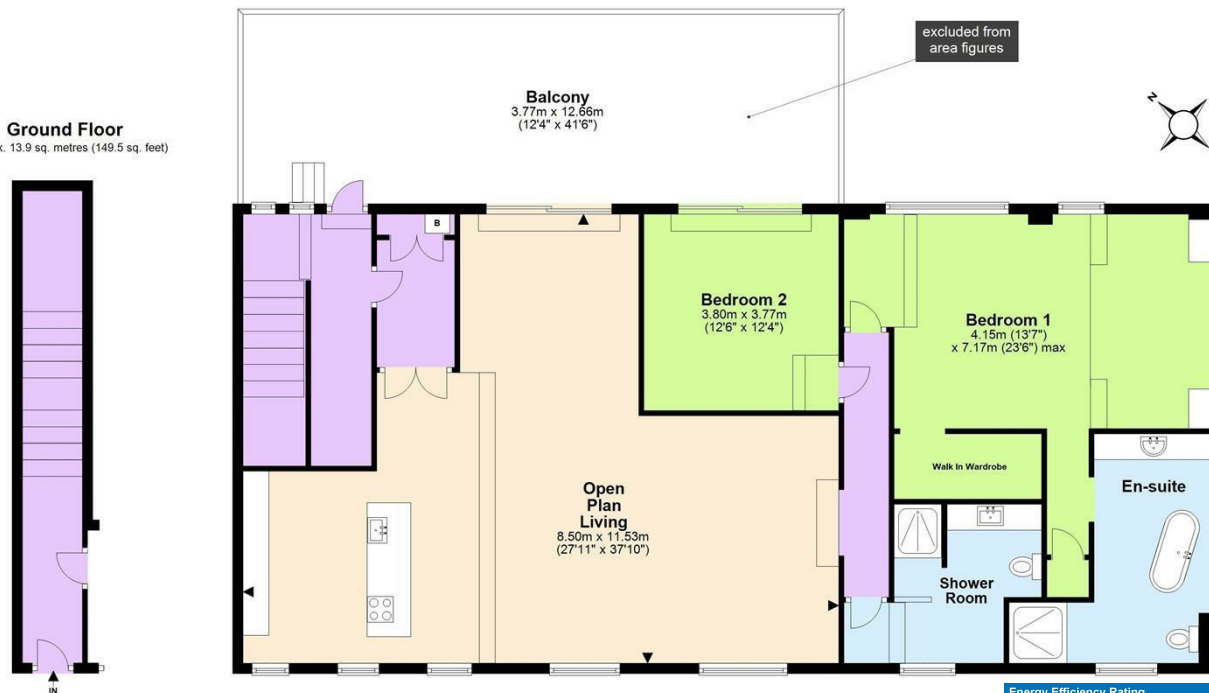
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.

### First Floor

Approx. 163.4 sq. metres (1758.3 sq. feet)

### Ground Floor

Approx. 13.9 sq. metres (149.5 sq. feet)



Total area: approx. 177.2 sq. metres (1907.8 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
For more information please contact the agent

Apartment 1, 3-4 James Street, Jewellery Quarter, Birmingham

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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