



28 ENAMEL WORKS, VITTORIA STREET **£300,000**
BIRMINGHAM, B1 3PE **SHARE OF FREEHOLD**

JEWELLERY QUARTER CHARACTER PROPERTY | ENAMEL WORKS | Brand New Modern Apartment Oozing Class | Short walk to St. Paul's Square, Colmore Row and Beyond | Boutique Collection of Just 4 Apartments | SHARE OF FREEHOLD |

Davidson
estates

28 ENAMEL WORKS,

JEWELLERY QUARTER CHARACTER

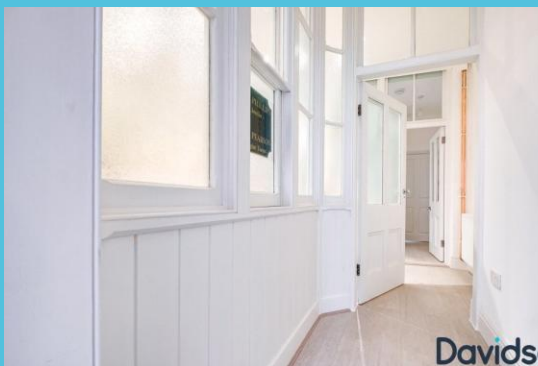
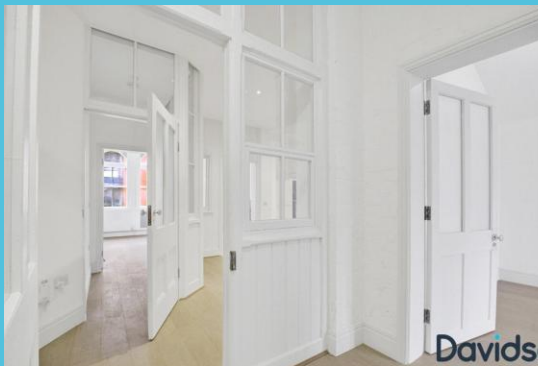
PROPERTY | ENAMEL WORKS | Brand

New Modern Apartment Oozing Class |

Short walk to St. Paul's Square, Colmore

Row and Beyond | Boutique Collection

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Full Description

NEW IN THE JQ | ENAMEL WORKS | Complete and Ready to Move in |

Davidson Estates would like to present a selection of characterful apartments and a commercial unit located in "The Enamel Works," a Victorian, three storey building consisting of four unique apartments designed and converted to the highest specifications.

| KEY FEATURES |

- *Stunning, Spacious 1 Bed Apartment
- *Ornate Original Features
- *Original Jeweller's Safe!
- *High Ceilings, All South Facing Windows, Amazing Natural Light
- *Long Lease- 999 years
- *Share of Freehold
- *Modern Kitchen with All White Goods
- *Fiber Optic Cabling for Rapid Internet

| THE APARTMENT |

This apartment is a spacious, first floor, one bedroom property located at the front of the building. In all, the apartment boasts approximately 730 square feet of living space which is larger than many two bedroom apartments in Birmingham. The apartment benefits from, raised ceilings,

fast fibre-optic broadband cabling and high quality, modern fittings blending seamlessly with the original, industrial features.

In greater detail:

ENTRY

One enters the complex via the side door from Vittoria Street, through the covered and renovated passageway and through a further door into the communal entry area which gives access to the commercial office and the two apartments on the first floor. The communal entry is block paved with a ceiling light and a fire safety light. The front door of the apartment is located at first floor level. Once through the front door one will enter the Vestibule (2.29m x 2.00m) which has high quality wood effect flooring, white painted walls, a wall mounted security entry phone, electric wall sockets, a ceiling light and a smoke alarm. There is a door to the cupboard which has the wood effect flooring, white painted brickwork, a ceiling light, electric wall sockets and houses the washing machine and the fuse box.

BEDROOM

5.03m x 2.69m

This is another light, spacious room with wood effect flooring, white painted or exposed brickwork walls and a vaulted ceiling enhancing the feeling of space with exposed beams and retained industrial features. The room also has three windows overlooking the rear courtyard, a radiator, electric wall sockets, two ceiling lights and a smoke alarm.

EN-SUITE SHOWER ROOM

2.67m x 1.09m

This is a delightfully designed and renovated area with a beautiful tiled floor and tiled or painted walls. There is a toilet, a shower cubicle with a folding glass door, a washbasin with fitted storage cupboard below and a wall mounted mirror above, a heated towel rail, ceiling lights, a shaving socket and an extractor.

KITCHEN

5.91m x 3.00m

The spacious kitchen has a lovely, contemporary, ergonomic feel. The modern kitchen design co-exists beautifully with the Victorian industrial feel to the apartment creating a most appealing living space. The feature is the Grade II listed serving counter which has been sympathetically restored and seamlessly blends into the overall kitchen design. The kitchen has the ubiquitous wood effect flooring and white painted walls, electric sockets and ceiling lights. There are ample base and wall units with downlights and beautiful wooden work surfaces incorporating a stainless steel sink and drainer with a chrome mixer tap. Finally one will find an integral dishwasher, a four ring halogen hob with an extractor above, an integral oven and microwave and an integral fridge and freezer.

LIVING ROOM

4.85m x 4.41m

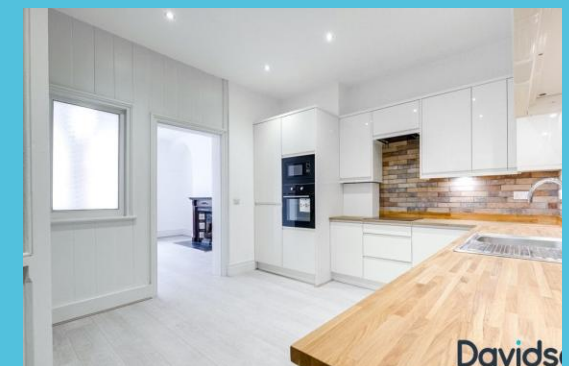
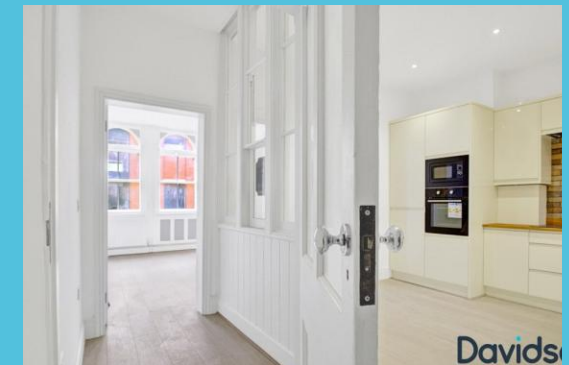
This is a stunningly beautiful and spacious room with a true

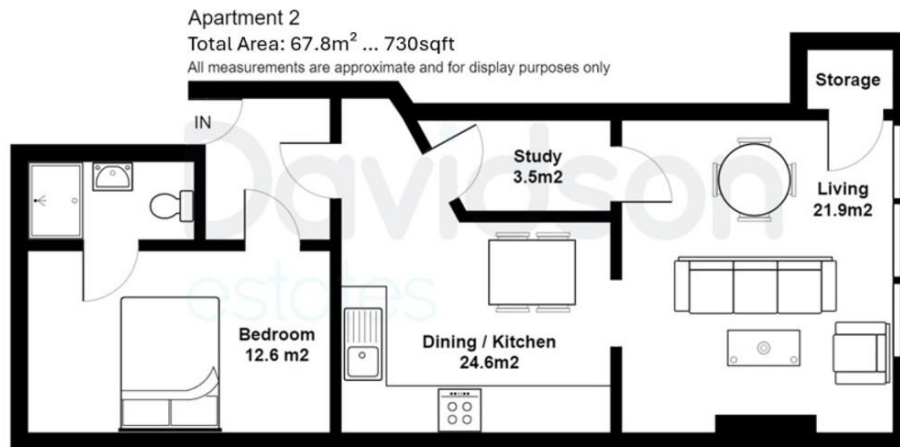
Dickensian feel. Entry is via the kitchen or the inner vestibule, separated from the kitchen by the Grade II listed counter and the room is both bright and airy with the light from the three, restored, sash windows and supplemented by the fitted secondary glazing to keep street noise to a minimum. There is wood effect flooring, white painted walls, a feature fireplace and two recessed arches. In addition one will find two radiators, electric wall sockets, a ceiling light, a smoke alarm and the piece de resistance is the original safe room with safe door providing access to a storage cupboard which also houses a further safe!

| THE DEVELOPMENT |

The Enamel Works, on Vittoria Street, is a 3-storey, Grade II listed, mid-terrace building of brick-built construction surmounted by a pitched, tiled roof, dating from 1855-1859. Historical records show that it was one of the first purpose-built jewellery workshops in the Quarter with an early example of the characteristic long, narrow rear wing. The well-balanced front elevation is one of the most ornate and attractive in the street, while large South-facing windows in the rear wing 'shopping' extension overlook an East-West light-well, designed to maximise natural lighting for intricate and detailed work (the local term 'shopping' refers to the workshops, rather than to retail activity). Few exterior alterations have been made, and importantly, the building facade is almost completely original. The property has been sympathetically adapted to provide a self-contained three bedroom penthouse on the top floor, two self-contained

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Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements