



# ENAMEL WORKS, VITTORIA STREET

BIRMINGHAM, B1 3PE

£573,500

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 | 3 BED Unique PENTHOUSE Apartment |

# Davidson

## 28 ENAMEL WORKS,

JEWELLERY QUARTER CHARACTER

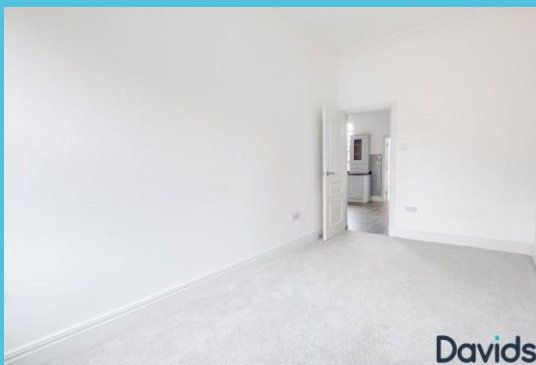
PROPERTY | ENAMEL WORKS | Brand

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 are delighted 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 |

- \*Incredibly Spacious, Secluded 3 Bed Penthouse Apartment
- \*Ornate Original Features
- \*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
- \*Short Walk to St. Paul's Square and Colmore Row Business District.

#### | THE APARTMENT |

The Penthouse apartment is a spacious, three bedroom property with its own private entrance occupying the whole of the second (top) floor and, being South facing, is flooded with natural light. In all, the apartment boasts approximately

1,250 square feet of living space (with an extravagant 30 plus metres of length) and 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

The penthouse apartment has its own, private entry from the street. Once through the front door is a tiled entry area leading to the wood effect staircase under the original Victorian archway. The two tier staircase has an additional doorway half way up, handrails, lighting, painted brickwork walls and leads to the entry door of the apartment at second (top) floor level.

#### ENTRY VESTIBULE

7.68m X 2.20m

This is a large, versatile area with three, custom made, new windows which accurately reflect the original Victorian predecessors. Indeed, as all of the windows on the rear wing face to the South, this is an extremely well-lit apartment. On one side of the entry vestibule one can access the kitchen and the two guest bedrooms and the other way leads to the living room, the main bedroom and the en-suite bathroom. There is a high quality, grey, wood effect floor, white painted walls, a radiator, exposed, structural supports, two ceiling lights, a smoke alarm and electric wall sockets. Doors off this area also lead to a storage cupboard with the same wood effect flooring, a ceiling light and electric sockets. Here, one

will also find the fuse box. The second door leads to the guest shower-room.

#### GUEST SHOWER ROOM

2.46m x 1.41m

This room has a tiled floor, tiled walls, a shower cubicle with a storage recess and glass, sliding doors. There is also a washbasin with a storage cupboard underneath and a wall mounted mirror above, a toilet, a heated towel rail, two ceiling spotlights, an extractor and under floor heating operated by a wall mounted thermostat outside.

#### LIVING ROOM

8.39m x 2.93m

This is another large, well-lit room with some wonderful, original Victorian features. There is the ubiquitous, high quality, grey, wood effect flooring, white painted walls, a feature Victorian, cast iron and tile fireplace with ornate, wooden, mirrored shelving above, three custom built, arched windows overlooking the courtyard, two radiators, electric wall sockets, two ceiling lights and exposed structural supports.

#### MAIN BEDROOM

5.37m x 2.94m

This room has new, grey carpets, white painted walls and the exposed structural supports, There are two of the arched windows, electric wall sockets, two ceiling lights, a smoke alarm and a radiator. As with all of the rooms, the feeling of space is enhanced by the raised ceilings.

#### EN-SUITE

2.94m x 2.01m

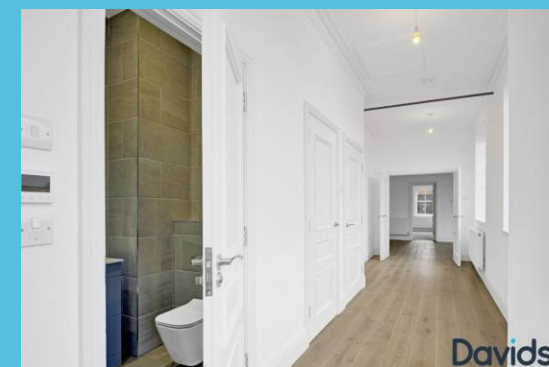
The en-suite bathroom has a heated, tiled floor operated by the wall mounted thermostat outside the room and tiled walls. There is a feature, free-standing bath with a chrome mixer tap and a hand-held shower attachment. In addition, one will find a toilet, a shower cubicle with a glass screen, a washbasin with storage drawers underneath and wall mounted mirror above. Finally, the room benefits from a heated towel rail/radiator, a window, ceiling spotlights and an extractor.

#### KITCHEN

6.19m x 3.45m

As the dimensions suggest, this room is large enough to house a very well-equipped kitchen area and a spacious breakfast area. This modern, beautifully designed and ergonomic kitchen has the grey, wood effect flooring, white painted walls, tiled splashbacks, a plethora of base and wall units with downlights, light grey wood effect doors, expansive, granite effect work surfaces, an integral waste bin cupboard, a fitted dishwasher, a stainless steel sink and drainer with an ornate, chrome mixer tap, a halogen hob with an extractor above, an integral oven and separate microwave and an integral fridge and freezer. Here one will also find ceiling spotlights, a smoke alarm, a radiator, electric wall sockets and, finally, a window overlooking the attractive courtyard.

## 28 ENAMEL WORKS,



Apartment 4  
Total Area: 119.4 m<sup>2</sup> ... 1285 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Floorplan measurements are for illustrative purpose only. Floor plan by [www.sebastiano.co.uk](http://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