



VITTORIA STREET

BIRMINGHAM, B1 3PE

£340,000

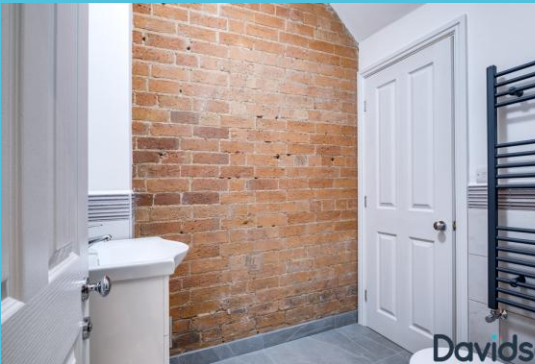
SHARE OF FREEHOLD

JQ 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

VITTORIA STREET

Stunning 1 Bed Apartment |
Characterful with Original Features |
Located in the Jewellery Quarter | Large
Apartment Boasting Almost 800sqft of
Living Space | Modern, Well-Appointed
Kitchen | Bedroom With Ensuite |



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.

****Please Note:** Some images have been [[virtually staged]] to help buyer's visualise the space within this apartment. These images are only intended as a reference point only for ideas and creativity- the property is unfurnished.**

| KEY FEATURES |

***Stunning, Spacious 1 Bed Apartment**

***Original Features**

***Earthy Exposed Brickwork**

***Custom Made Double-Glazed Windows**

***High Ceilings, All South Facing Windows, Amazing Natural Light**

***Additional Guest Bathroom**

***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.**

****NB:** Some of the property images have been [[virtually staged]] to assist buyer's in imagining the space and offer some creative ideas for their new home. These photos are for reference only.**

| THE APARTMENT |

This apartment is a spacious, one bedroom property with its own private entrance and access via the communal entrance if required, occupying the entire wing of the building and, being South facing, is flooded with natural light. In all, the apartment boasts approximately 780 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

Entry to the apartment is via a minimum of two doors thus

making the apartment extremely secure. No part of the apartment fronts the street. One enters the complex via the side door from Vittoria Street, through the covered and renovated passageway and access to the apartment can be gained directly from the courtyard or from the communal entryway which also 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. Once through the front door one will enter the Vestibule (2.14m x 1.80m) which has high quality wood effect flooring, a radiator and a window which faces the covered passageway leading to the courtyard. In addition, there is a ceiling light, a smoke alarm, exposed brickwork and a storage cupboard housing the fuse box.

GUEST TOILET

1.88m x 1.77m

A door from the vestibule leads to the guest toilet which has a tiled floor, tiled walls to hip height, some exposed brickwork, a washbasin with a fitted cupboard below and a toilet. There is also a shaving socket, a heated towel rail, a ceiling light, an extractor and a large storage area under the stairs with a tiled floor and a wall mounted light.

KITCHEN

5.91m x 3.00m

A further door from the vestibule gives access to the separate kitchen which has a lovely, contemporary,

ergonomic design. The modern kitchen design co-exists beautifully with the Victorian industrial feel to the apartment creating a most appealing living space. The kitchen has the ubiquitous wood effect flooring, with some walls being painted and some benefitting from exposed brickwork. The kitchen has ample base and wall units with downlights and white doors. There are 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 oven underneath and an extractor above, an integral fridge and freezer, a radiator, two custom built windows overlooking the attractive communal courtyard, a cupboard housing the combination boiler, ample electric sockets, flush halogen spotlights and a wall mounted security entry-phone.

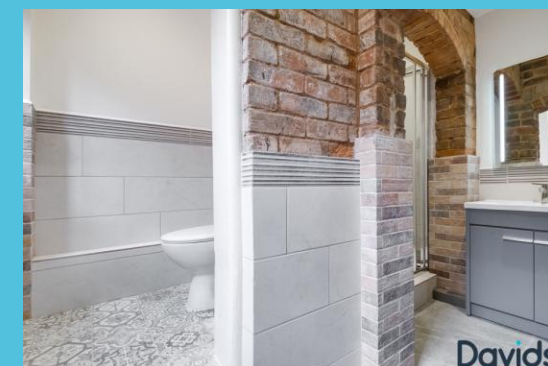
LIVING ROOM

7.84m x 3.06m

This is a stunningly beautiful and spacious room with a true raw feel. Entry is via a door from the kitchen with two glass inserts and the room is both bright and airy with the light from the three, new, designer, South facing, arched windows built to resemble the originals. There is wood effect flooring, two radiators, exposed brickwork and exposed beams set into the raised ceilings, two ceiling lights, a smoke alarm and electric wall sockets.

BEDROOM

VITTORIA STREET



Apartment 1

Total Area: 72.7 m² ... 783 ft²

All measurements are approximate and for display purposes only



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