



13 Elizabeth Place  
Jewellery Quarter | Birmingham | B1 3AW

FINE & COUNTRY



# Step inside

## 13 Elizabeth Place

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Fine and Country Birmingham are delighted to present 13 Elizabeth Place. A truly stunning and immaculately presented executive 4 story, 4 bed, 4 bath townhouse, by the renowned Cedar Homes. Built 5 years ago, this property has a wealth of space and luxury features. It is a rare example of Freehold tenure in the City.

Located in the famously chic Jewellery Quarter within Birmingham City Centre, with its rich and diverse history. The area is encapsulated in listed landmark buildings still standing today. Features such as St Paul's Church, which sits on top of the last Georgian Square in Birmingham and the extraordinary Edwardian Chamberlain clock - which is due to return to its rightful place in 2021 after a full restoration project completes - really depict the imprint of prior generations and showcases just how exceptional the Jewellery Quarter is.

The suburb still lives up to its name boasting the largest concentration of businesses producing jewellery in Europe. A recent surge of residential conversions shows the increased demand for the perks of inner-city living which has seen this historic part of Birmingham transform into a unique residential urban village. The area has a real sense of community. It also plays host to a vast array of stylish Bars, fashionable Restaurants & chic art galleries set amongst an abundance of shopping facilities.

### Accommodation Overview

13 Elizabeth Place on Tenby Street North is tucked away behind specially commissioned metal and hardwood gates with CCTV and intercom. The property extends to over 1,460sqft with outdoor balcony space extending to approx. 87sqft.

On entrance, radiating off the hallway is bedroom 4 or additional living room across from a downstairs shower room. The turning staircase leads into a wonderful open plan lounge/diner/kitchen with large bifold doors leading out to one of the balconies making this room wonderfully airy and a great entertaining space.

The second turning staircase leads to spacious landing and an additional 2 spacious double bedrooms – one with ensuite – and a family bathroom.







Finally, the third staircase leads to another sizeable landing space useful as a study area. The vaulted ceiling with skylight brings in an abundance of natural daylight. The incredible penthouse-style bedroom has a dressing area, large bifold doors to the second balcony, built-in storage and another stylish ensuite. This room is extremely versatile: it has previously been used as a dance studio and art gallery. The elegant interior of this property combines spacious accommodation, outdoor areas and high ceilings. These meet quality craftsmanship, luxury fixtures and fittings which really enhance the property's executive appeal.

### Accommodation Summary

**Ground Floor:** Entrance hall, shower room, bedroom 4 or additional living room. The stylish frontage of the property leads into a welcoming reception hall, off which radiates a very well-equipped shower room and bedroom 4/living room. An intercom telephone by the door grants access through the main gates.

The shower room has a sizeable shower cubicle with power shower, wash hand basin and wc. The room is fully tiled in stylish Porcelanosa tiling and is illuminated throughout with spotlights.

Across the hall is bedroom 4 or another sitting room. This sizeable room measures approx. 9' 5" x 12' 1" (2.88 max m x 3.69m).

Currently used as a very trendy additional living room, complete with dual aspect windows allowing this room ample light and giving it a bright spacious feel. There is ample space for a double bed and the room boasts beautifully fitted floor-to-ceiling sliding wardrobes for storage.

The layout of this floor allows it to potentially be used as a self-contained part of the property.

**First Floor:** Landing, open plan lounge, diner, fully fitted kitchen and balcony 1. The turning staircase with oak hard wood handrail leads to the first-floor landing which is of good size. Complete with intercom telephone, it leads directly into the wonderful open plan Lounge, dining and kitchen area 19' 0" x 20' 6" (5.81m x 6.27m). Benefiting from large bifold doors, which give access to one of the two balconies, this space really sets this property apart from other properties within the area. The large opening allows for a perfect flow of indoor-outdoor living. The lounge also benefits from complementary display shelving and timber flooring.

The well-equipped kitchen is fully tiled and fitted with dishwasher, washing machine, extractor hood, gas hob, oven, wine fridge and ample space for a large free-standing fridge freezer.

Modern storage and worktops complement the high-quality appliances. A large picture window allows natural daylight to stream into the kitchen all day.









**Second Floor:** two double bedrooms, one ensuite and family bathroom.

The second staircase - again with modern oak hard wood rail - leads to another good size landing space with intercom and two further spacious double bedrooms, one with an elegant ensuite. There is also access to the family bathroom with full size bath and power shower. Like all of the bathroom facilities within this contemporary property, it benefits from Porcelanosa tiling.

**Third floor:** landing space with study area, Open plan bedroom and dressing area fitted wardrobes and ensuite.

Finally, the third staircase leads to another landing space large enough to provide a study area with intercom. With an intercom on every floor; visitors won't be kept waiting for the gate to open. A Velux roof window once again brings natural light flooding into this landing space. The high vaulted ceiling demonstrates the keen eye and attention to detail carried throughout this property.

Off the spacious hallway one enters into an incredibly versatile penthouse bedroom, with an abundance of luxury features and a large dressing area. This room could also be used as a further living room or could even be split to create a 5th bedroom.

The room measures approx. 19.2" x 14.7" (5.84m x 4.45m) and with its high ceilings and bifold doors opening out onto the second balcony, this space really has the "wow" factor. Opening the large bifold doors really bringing to life that indoor – outdoor living. In the dressing area of the room it benefits from a further roof light and large picture window.

The back of the room features a fitted wardrobe which houses the Worcester boiler and the water tank for the integrated

sprinkler system. A frosted window is at the side of the property which makes another natural light feature facing the well-equipped second luxury ensuite. This luxury ensuite has chrome towel rail, illuminated with ceiling spot lights and a large walk-in shower cubicle, fitted entirely with Porcelanosa tiling. A final Velux roof light completes this airy and delightful space.

**Outside Front & Parking:** Undercroft parking communal courtyard CCTV with electric gates.

Beyond the specially commissioned, hardwood & metal electronic gates, you enter into the courtyard of Elizabeth Place. The spacious courtyard has communal lighting and CCTV. Each property comes with allocated parking as well as bicycle parking, for leisurely short commute to the heart of the stylish Jewellery Quarter and Birmingham City Centre. 13 Elizabeth Place's parking space is right outside, in the undercroft of the house, creating a sheltered space for small gatherings even in the rain.

This executive home comes complete with burglar alarm and independent sprinkler fire extinguisher system on all of its four floors.

13 Elizabeth Place benefits from being a Freehold property. A management company exists to administer the shared courtyard. Unlike most City centre accommodation, the owners are the sole shareholders in the company and can choose to be Directors if they wish. This gives an unprecedented level of control over fees and spending, with scope for owner-led improvements to the shared areas if desired.

**Location:** Lying at the seat of England's Industrial and commercial heartland, the "Second City" is the very model of a beaming cosmopolitan global city that sets the standard for others to mirror. Increasingly recognised as an important cultural hub with the Birmingham Royal Ballet based in the city, along with a magnificent and striking new library. Birmingham also boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols.

**Services:** Gas and electric

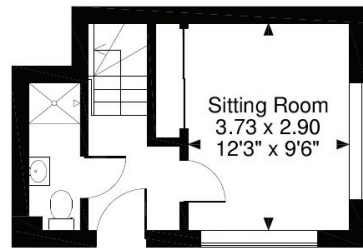
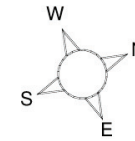
**Local Authority & Tax Band:** Birmingham City Council and Tax Band D

**Viewing Arrangements**  
Strictly via the vendors sole agent Clara McDonagh 07388050838

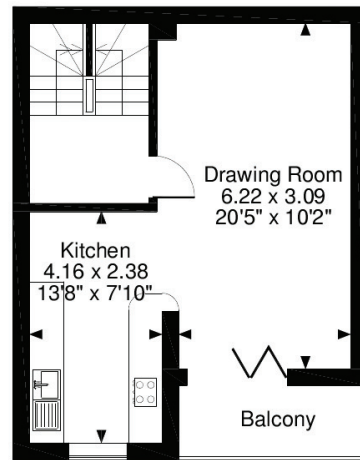
**Opening Hours**  
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm



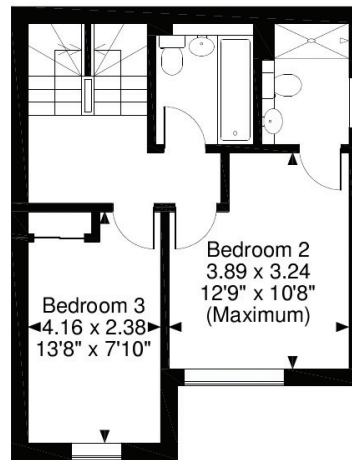
**Elizabeth Place, Tenby Street North, Birmingham, West Midlands**  
**Approximate Gross Internal Area**  
**1462 Sq Ft/136 Sq M**  
**Balcony & Terrace external area = 87 Sq Ft/8 Sq M**



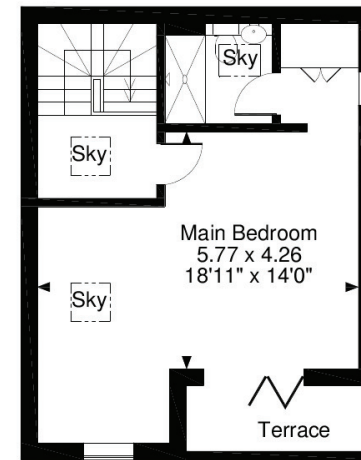
**Ground Floor**



**First Floor**



**Second Floor**

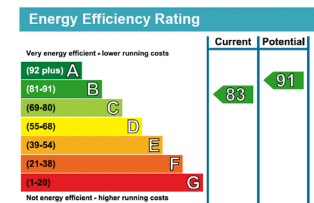


**Third Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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