



109 SHERBORNE LOFTS

33 GROSVENOR STREET WEST, BIRMINGHAM, B16 8HW

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£429,950

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A superb 1st floor duplex apartment offering some 1,600 sq. ft. (150 sq. m.) of versatile open plan living space and enjoying exceptional canal side views, whilst set within the stylish former conversion of the 1938 Fellows, Morton, and Clayton warehouse in a prime canal side location, situated close to Brindleyplace and Broad Street.

Location

The development is set in a popular and convenient canal side setting, which has seen a remarkable transformation over recent times. A short walk along Grosvenor Street West leads to Brindleyplace, the fashionable heart of Birmingham's business and leisure district offering many restaurants, bars, Hyatt, and Marriott hotels as well as a theatre (Birmingham Repertory) and two concert venues, the Utilita Arena (formerly NIA), and Symphony Hall.

Within half a mile is the main shopping core, including the Bullring shopping centre and Mailbox development, whilst Birmingham's more recently redeveloped New Street Station is within a mile. Access to the Midlands motorway network is via Junction 6 of the M6 and Junction 3 of the M5, which are around 3.5 and 5.5 miles, respectively.

Description

Sherborne Lofts is a development of 31 loft style apartments which were created in 1997 through the conversion of the former Fellows, Morton and Claytons warehouse which was originally built in 1938. The development offers something different to the norm,





with character and space being in abundance and individually bespoke designed apartments of varying shapes and sizes.

Apartment 109 is situated on the first floor of the development and benefits from a delightful north westerly aspect overlooking the canal, and benefits from ample natural light. The property offers generous sized and well laid out open plan living space, set over two levels, and extending in all to just over 1,614 sq. ft (150 sq. m). More recent improvements include a high specification kitchen with quartz worktops and a range of Siemens appliances, as well as a wonderful modern luxury bathroom, serving the two lower-level bedrooms.

The apartment is accessed at communal entrance level whilst also benefitting a concierge service, with stairs and lift access to the other floors.

The Accommodation

Lower Floor

Once inside the apartment, there is an Entrance Hall which leads into the main reception hall which has an area perfectly suited as a workstation/office area, with additional storage space beneath the stairs.

Situated on this lower level is a second double bedroom, which the current owners use as a sitting /television room, enjoying a delightful aspect over the canal and with a cupboard housing the gas fired central heating boiler. The master bedroom has two built in double wardrobes and French doors opening out onto the splendid balcony terrace from which to enjoy the canal side view.

Serving both bedrooms is the modernised luxury family bathroom, with large walk in glass screened shower





cubicle with central overhead rain shower, panelled bath, and a wash hand basin in vanity unit with deep shelf and mirror over, WC and heated towel rail. Storeroom with fuse box, alarm panel and with space/plumbing for a washing machine.

Upper Floor

An open tread staircase flanked by glass panelled balustrading leads to the upper floor and main living area. The superb open plan living/dining room/kitchen measures a generous 34'10" x 22'10" and enjoys ample natural light provided by the large picture window, as well as French doors opening out to a Juliet balcony, both enjoying a delightful aspect overlooking the canal basin. This room also has the fine character features of substantial steel beams, and part exposed brickwork, and has a useful area ideal for a second workstation/home office.

The modernised kitchen area is fitted with a range of cupboards, with quartz worktops, single bowl sink unit with a Quooker instant hot water/mixer tap, and range of Siemens appliances to include an induction hob with retractable extractor fan, combination oven/microwave oven with steam function, integrated dishwasher, and concealed fridge with separate freezer compartment below. There is also an integrated wine fridge, pull out larder cupboard, LeMans pull out corner unit and large pan drawers. Off the back of the kitchen area is a cloakroom, with WC and sink, and a secondary staircase.

Outside

The Sherborne Wharf development is entered through double electronically operated entrance gates, into the car parking area. Apartment 109 has a secure allocated underground parking space.

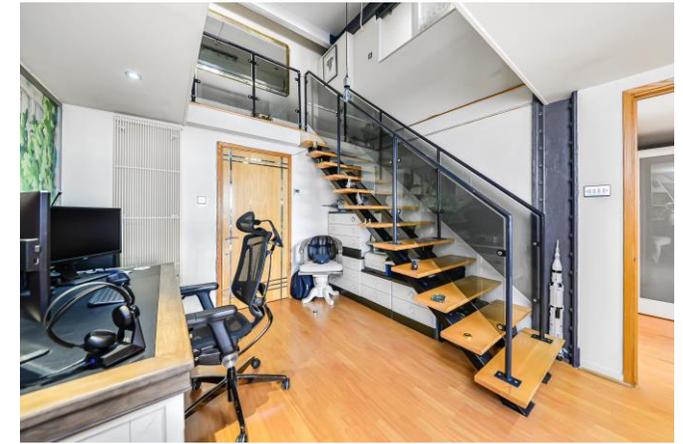
General Information

Services: The property is heated by way of radiators via a gas fired central heating boiler.

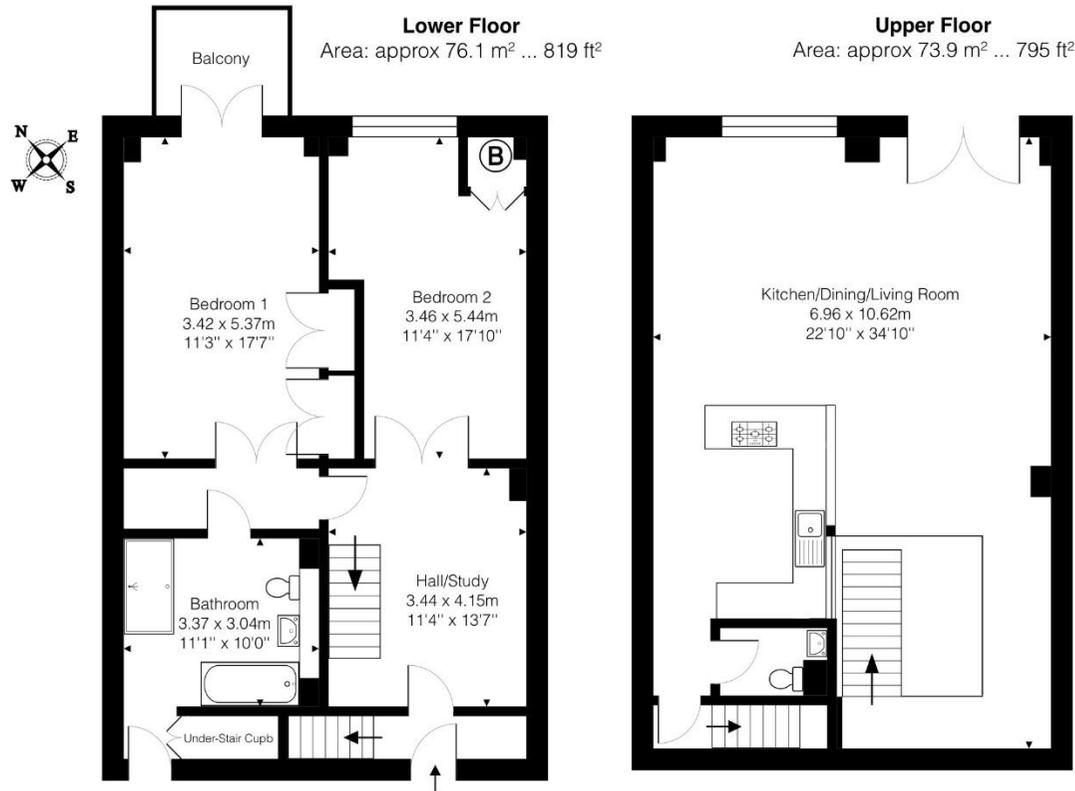
Tenure: The property is leasehold for a term of 125 years from 1997. There is a ground rent payable of £175 per annum. The service charge currently equates to £4,002.21 per annum. This covers the concierge service, buildings insurance, and upkeep of the common parts.

Council Tax: Band G

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Apartment 109 Sherborne Lofts, Birmingham, B16 8HW.

Total Area: approx 150.0 m² ... 1614 ft² (excluding balcony)

All measurements are approximate and for display purposes only
 Area figures are approximate only
 Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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