



Apartment 44 Metalworks 93 Warstone Lane

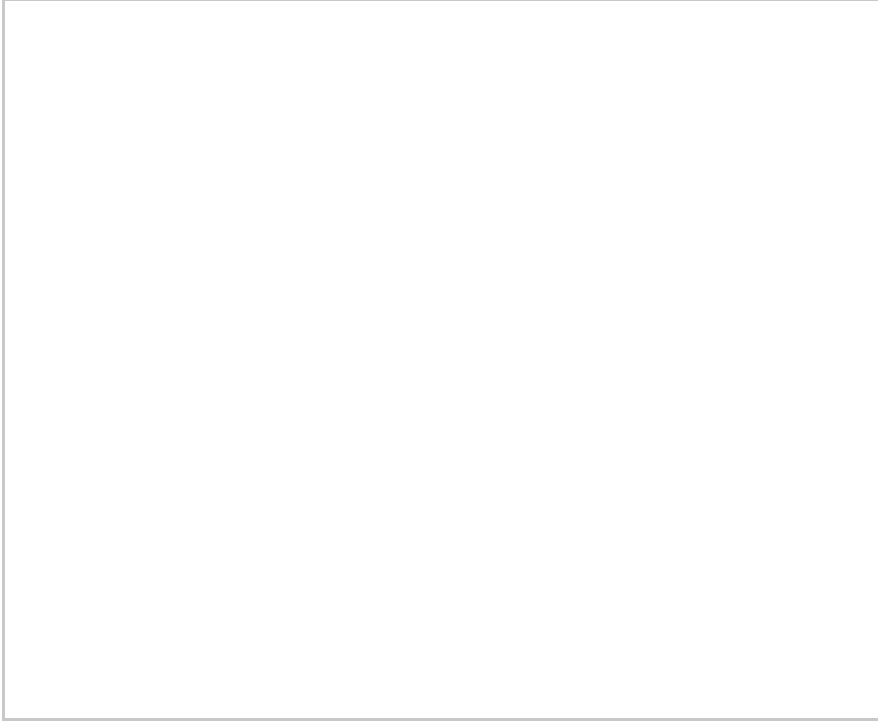
Birmingham, B18 6PX

£1,000 PCM





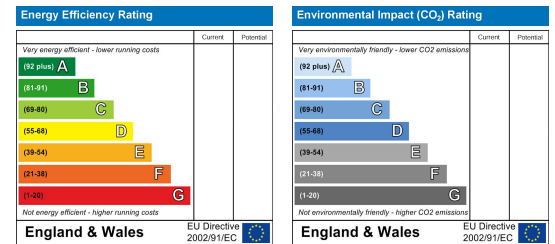
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

- Brand New Development
- Secure Allocated Parking
- Jewellery Quarter Location
- Top Floor Apartment
- Unfurnished
- Available Now!



LV PROPERTY is proud to present a top floor, 2 two-bedroom apartment within the brand new Metalworks Development, an exciting new residential development in Birmingham's vibrant Jewellery Quarter. Metalworks offers stylish urban living in the heart of the city. Metalworks is a secure gated development with architecturally designed communal gardens creating a calm oasis for residents.

The interior designed living spaces provide a high-end contemporary finish and include grey-oak timber-effect flooring with matching grey oak doors, fully fitted kitchens with integrated appliances and large double glazed windows for natural light. Fully carpeted and spacious bedrooms provide the ideal environment for calm relaxation. Metalworks' bathrooms feature a full size pressed steel bath, Porcelanosa vanity unit with under-sink storage, fitted wall mirrors and a separate shower cubicle with glass and chrome door. Ceramic Porcelanosa floor and wall tiles further compliment the apartments' stylish design.

Metalworks benefits from excellent transport links with the M6, M5, M42 and A38 all easily accessible. Metalworks is also located within close proximity of Jewellery Quarter Train Station (0.3 miles), Birmingham Snow Hill (approx. 1 mile), Birmingham New Street (approx. 1.5 miles) and Birmingham Moor Street (approx. 2.5 miles).



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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