

**\*\*LUXURY APARTMENT\*\***



# APARTMENT 607, 63 SHADWELL STREET, BIRMINGHAM, B4 6LQ

Asking price

## £349,950

### FEATURES

- LARGE SOUTH-FACING BALCONY
- LUXURY FURNISHING THROUGHOUT INCLUDED
- CONCIERGE, GYM, SAUNA, STEAM ROOM, CINEMA & MORE!
- 2 MINUTE WALK TO COLMORE ROW / SNOW HILL STATION
- SIXTH FLOOR WITH EXCEPTIONAL VIEWS
- WALK IN WARDROBE & BUILT IN STORAGE
- UNDERGROUND ALLOCATED PARKING



# 2 Bedroom Flat - Purpose Built located in Birmingham

Welcome to this exquisite luxury apartment located at Snow Hill Wharf on Shadwell Street in the heart of Birmingham City Centre. This purpose-built flat, completed in 2022, offers a modern living experience with a generous 689 square feet of well-designed space.

The apartment features a spacious reception room that serves as the perfect setting for relaxation or entertaining guests. With two elegantly appointed bedrooms, this home is ideal for professionals or small families seeking comfort and style. The two contemporary bathrooms provide convenience and privacy, ensuring that all your needs are met.

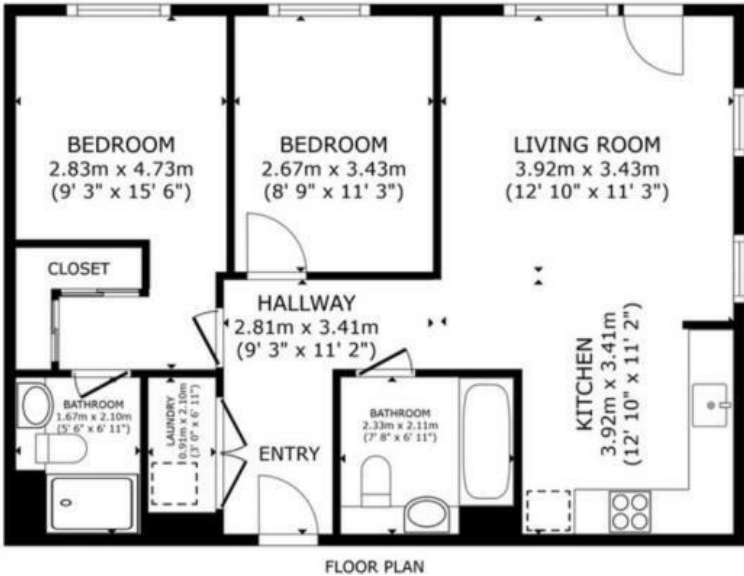
As part of a prestigious development by the renowned Berkeley Group, residents benefit from an array of exceptional amenities. Enjoy the luxury of a concierge service, a fully equipped gym, a sauna, and a steam room, all designed to enhance your lifestyle. Additionally, the property boasts three beautifully landscaped gardens, offering serene outdoor spaces to unwind.

Situated in a prime location, this apartment is just a stone's throw away from Colmore Row, Birmingham's bustling business district, and is conveniently close to Snow Hill train station, making commuting a breeze. The property is sold with show home furniture included, allowing you to move in with ease and style.

This luxury apartment is not just a home; it is a lifestyle choice that combines modern living with the vibrancy of city life. Do not miss the opportunity to make this stunning property your own.

Call us on  
**0121 667 0343**  
[hello@swift-property.co.uk](mailto:hello@swift-property.co.uk)  
[www.swift-property.co.uk](http://www.swift-property.co.uk)

Council Tax Band  
**D**



| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  | 84                         |                                                                                     |
| (92 plus) A                                 |  |                            |                                                                                     |
| (81-91) B                                   |  |                            |                                                                                     |
| (69-80) C                                   |  |                            |                                                                                     |
| (55-68) D                                   |  |                            |                                                                                     |
| (39-54) E                                   |  |                            |                                                                                     |
| (21-38) F                                   |  |                            |                                                                                     |
| (1-20) G                                    |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

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 are advised to recheck the measurements.

