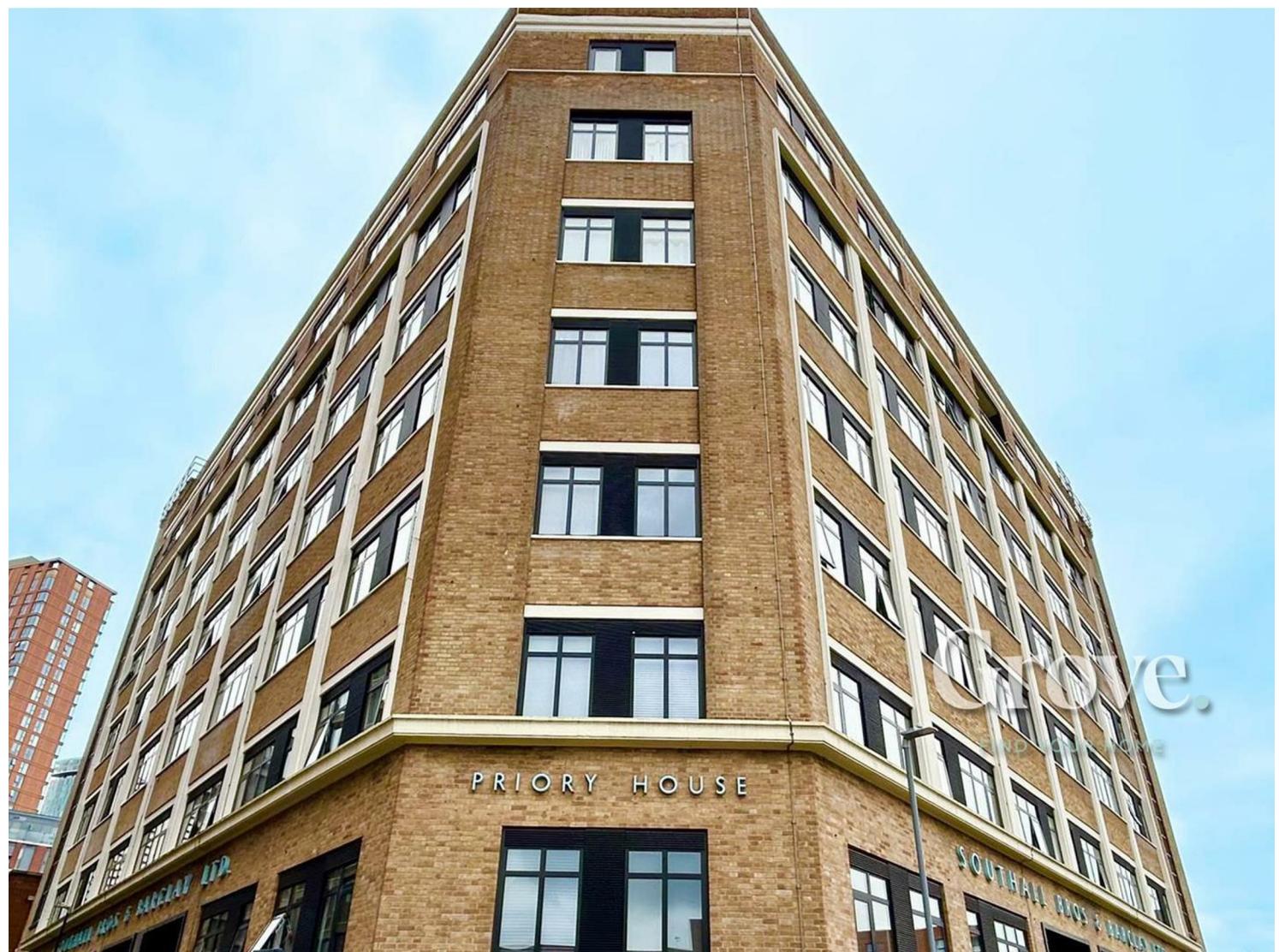


# Grove.

FIND YOUR HOME



Priory House 20, Gooch Street North  
Birmingham,  
B5 6BF

Offers In The Region Of £310,000



A high-specification apartment located within Priory House—Birmingham's former forensic science laboratories—now beautifully transformed into a prestigious residential address. This unique development was converted just three years ago, combining architectural heritage with sleek modern design.

Positioned in the heart of Birmingham, this apartment is ideally suited for professionals. Just a short walk from both New Street and Moor Street Stations, the location offers unbeatable connectivity, whether you're commuting locally or nationally. With the Bullring Shopping Centre, Grand Central, and a host of vibrant bars, cafes, and cultural landmarks nearby, city living has never been more convenient or exciting.

Inside, the apartment features an inviting open-plan living space, enhanced by elegant Herringbone flooring and natural light from a large window offering views of Birmingham. The modern fitted kitchen includes integrated appliances, a sleek breakfast bar, and ample storage—perfect for entertaining or relaxed everyday living. A central hallway leads to two generously sized bedrooms, both with fitted wardrobes. The master bedroom benefits from its own stylish en-suite shower room, while a beautifully appointed family bathroom serves the second bedroom and guests.

Residents of Priory House enjoy access to secure communal areas, including a courtyard, lift access, and a secure entry system for peace of mind. One of the standout features of this property is the inclusion of two allocated tandem underground parking spaces—a rare and highly valuable asset in this development, where only 13 spaces exist for the building's 79 apartments. JH 4/2/2026 V2 EPC=B







#### Private entrance

Leading into the open plan living area comprises of:-

Kitchen/living area 12'5" x 25'3" (3.8 x 7.7)

Double glazed window, electric radiator with blue tooth, wall and base units with wood effect surface over, wood effect splashbacks, integrated oven, hob, extractor, integrated dishwasher, integrated washing machine, integrated fridge freezer, door leads to storage cupboard housing central heating boiler and fuse box.

#### Hallway

With access to bedrooms and bathroom.

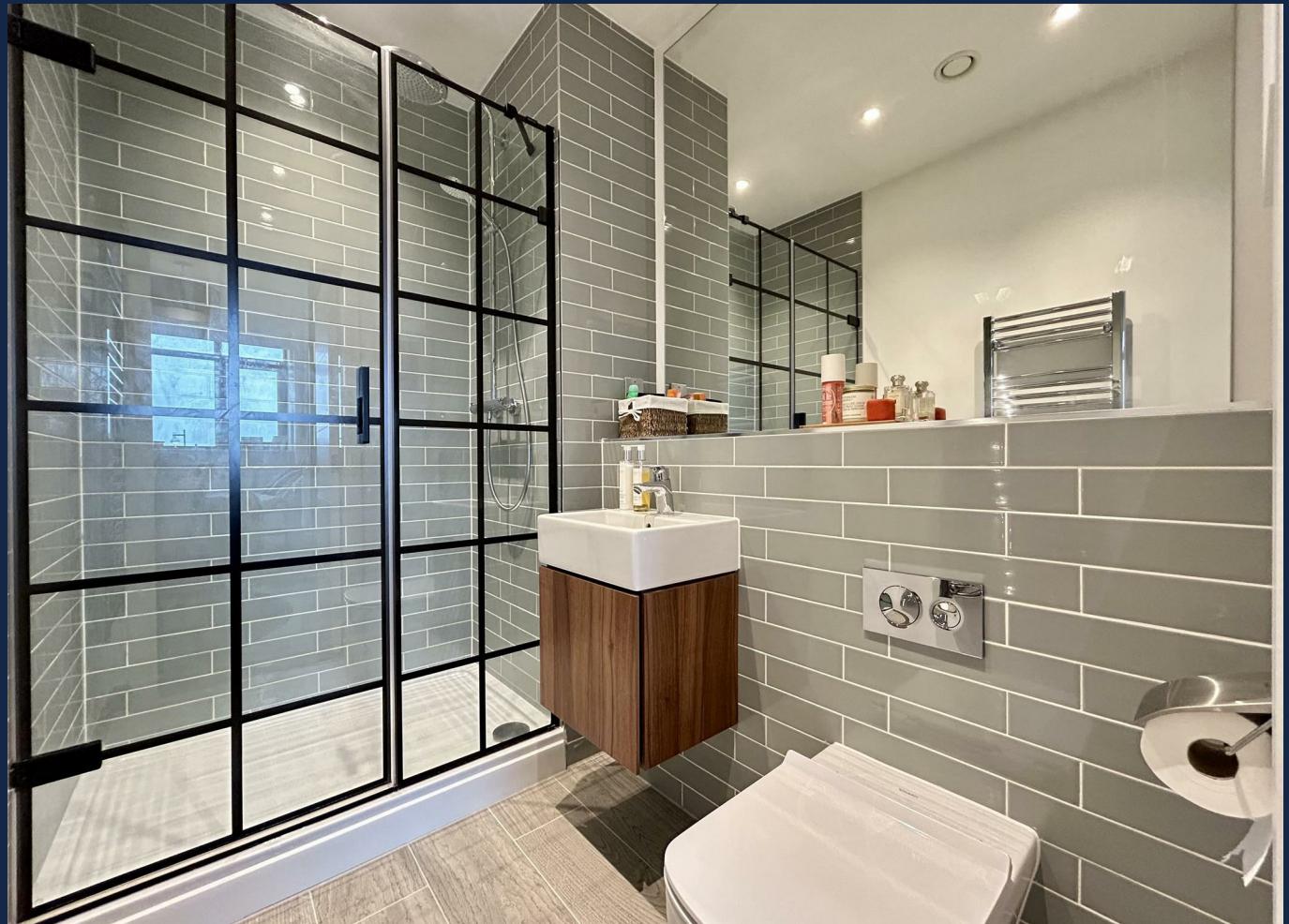
Bedroom one 17'4" x 8'10" (5.3 x 2.7)

Double glazed window, electric radiator with blue tooth, fitted wardrobes with sliding mirror doors, door into en-suite.

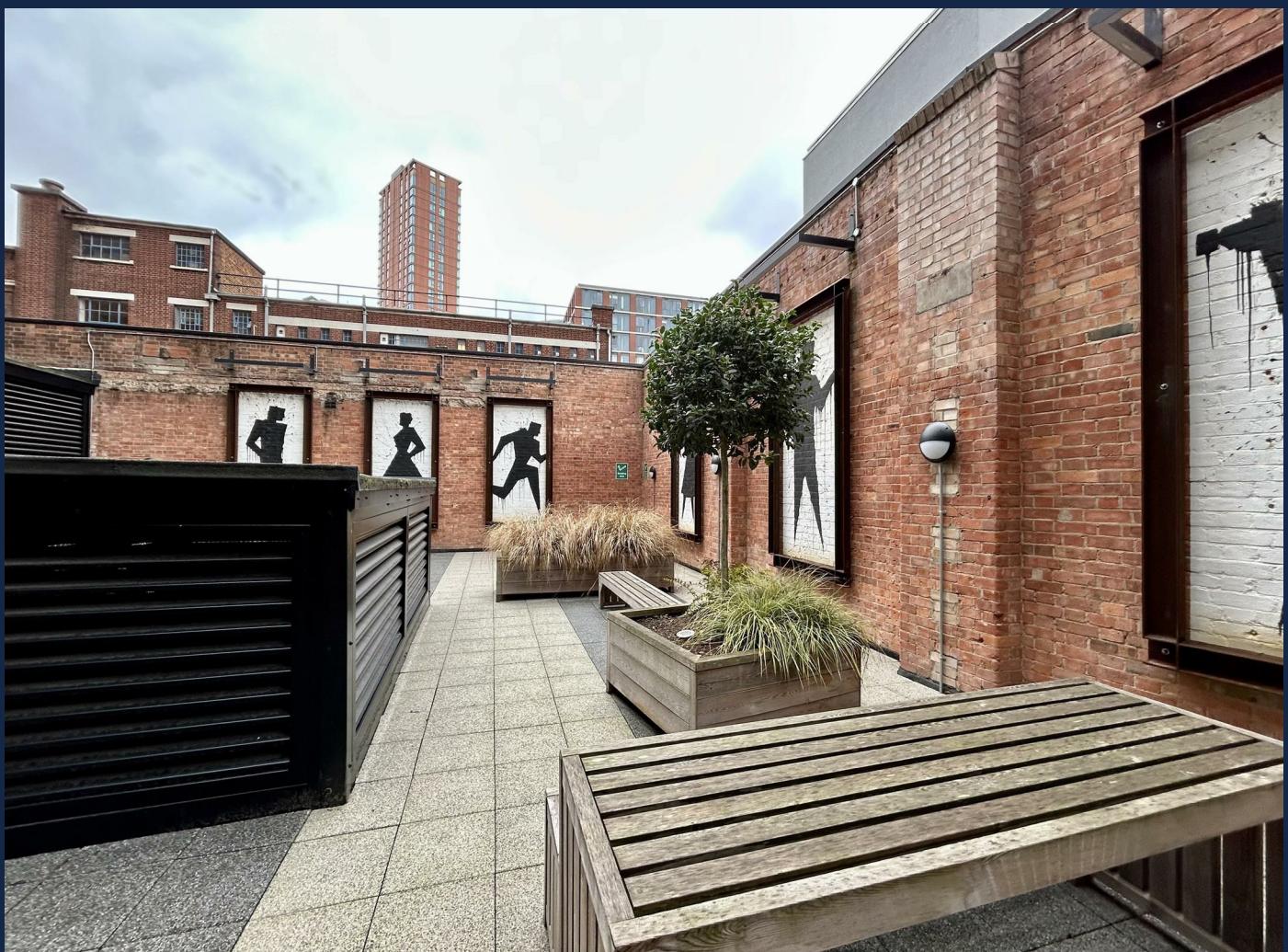
#### En-suite

Vertical electric towel rail, low level flush w.c., wash hand basin with mixer tap, shower, half height tiling to walls.











Bedroom two 13'1" x 9'2" (4.0 x 2.8)

Two double glazed windows, electric radiator with blue tooth, fitted wardrobes with sliding mirror doors.

Bathroom

Electric towel rail, low level flush w.c., floating sink, bath with shower over, half height tiling to walls.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The lease is 250 years from 1st January 2022. The annual ground rent is £250.00. The service charge paid half yearly is £1,171.87 approximately.

Council Tax Banding  
Tax Band is D

Money Laundering Regulations  
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees



We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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Halesowen

18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)