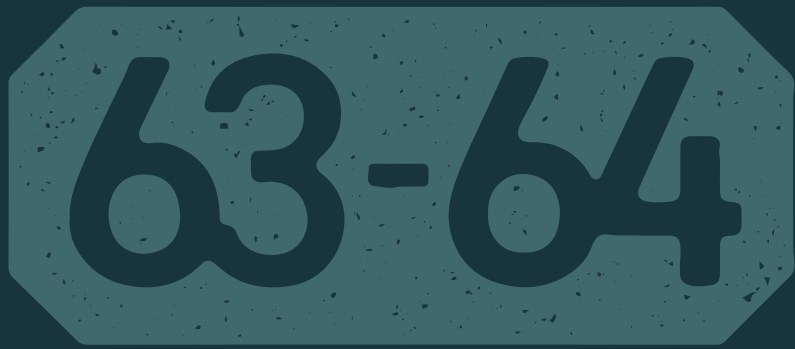


I V j U 3 R I U i v i n I V j U 3 R I U i v
A N a m 2 2 A M a n a n A N a m 2 2 A M a n
B O b n B 2 D N b o b o B O b n B 2 D N b o
C P c o 2 2 C n c p c p C P c o 2 2 C n c p
D Q d P 2 2 D P d q d q D Q d P 2 2 D P d q
E R e q 2 2 R E Q e r e r E R e q 2 2 R E Q e r
F S f r f s F R f s f s F S f r f s F R f s
G T g s 2 2 G S g t g t G T g s 2 2 G S g t
H U h t 2 2 H T h u h u H U h t 2 2 H T h u

I V j
K w j
L x k
M y i
K w j
L x k
M y i



U i v
v k m
w l x
x m n
v k m
w l x
x m n
P d q
Q e r
R f s

WATER STREET

JEWELLERY QUARTER | BIRMINGHAM | B3 1HN

A N a m 2 2 A M a n a n A N a m 2 2 A M a n
B O b n B 2 D N b o b o B O b n B 2 D N b o
C P c o 2 2 C n c p c p C P c o 2 2 C n c p
D Q d P 2 2 D P d q d q D Q d P 2 2 D P d q
E R e q 2 2 R E Q e r e r E R e q 2 2 R E Q e r
F S f r f s F R f s f s F S f r f s F R f s
G T g s 2 2 G S g t g t G T g s 2 2 G S g t
H U h t 2 2 H T h u h u H U h t 2 2 H T h u
B O b n B 2 D N b o b o B O b n B 2 D N b o

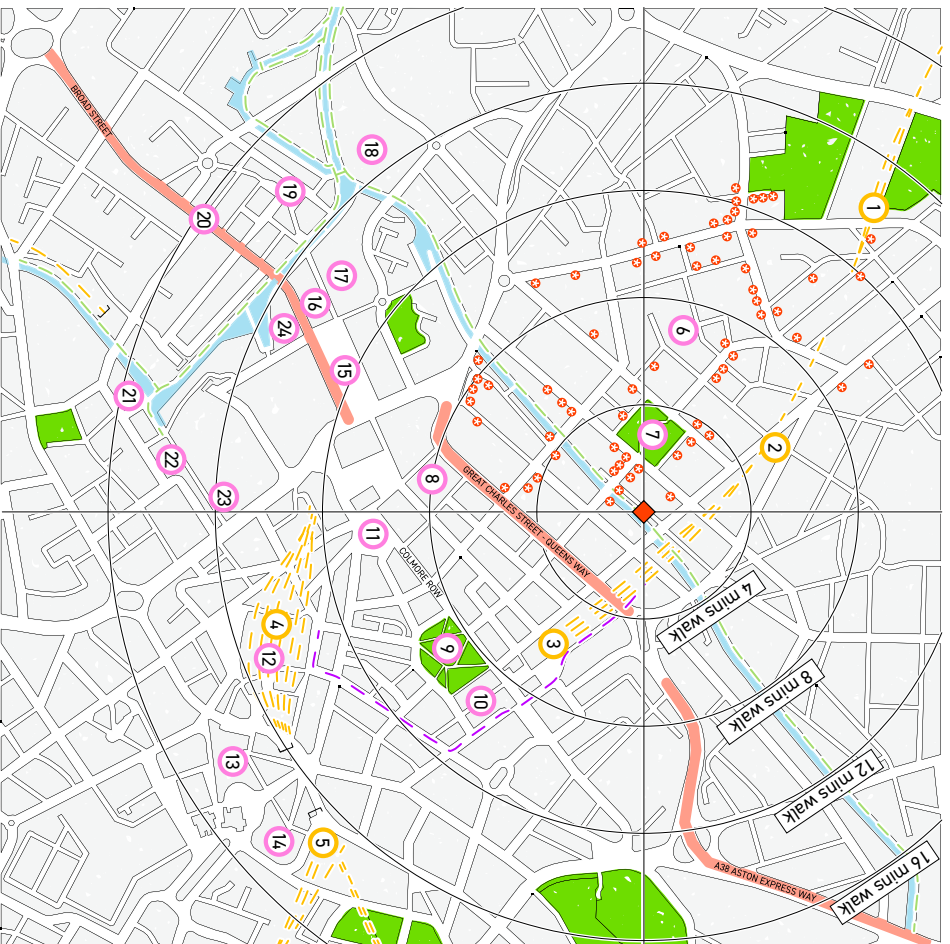
63 - 64 Water Street, Birmingham, B3 1HN



WATER STREET

JEWELLERY QUARTER | BIRMINGHAM | B3 1HN

For enquiries please contact Maguire Jackson on 0121 634 1520



- ◆ 63-64 Water Street
 - Railway / Station
 - Canal-side Walk
 - Tram route
 - Leisure / shopping
 - + Bar / Restaurant
 - Main route
- | | |
|---|--|
| ○ 1 Jewellery Quarter | ○ 13 Bullring Shopping |
| ○ 2 St. Paul's | ○ 14 Selfridges |
| ○ 3 Snow Hill Station | ○ 15 Centenary Square |
| ○ 4 New Street Station | ○ 16 Symphony Hall |
| ○ 5 Moor Street Station | ○ 17 ICC |
| ○ 6 Jewellery Quarter Shopping | ○ 18 Barclaycard Arena |
| ○ 7 St. Paul's Square | ○ 19 Brindley Place |
| ○ 8 Birmingham Museum and Art Gallery | ○ 20 Broad Street |
| ○ 9 Cathedral Square | ○ 21 The Cube |
| ○ 10 Great Western Arcade | ○ 22 Harvey Nichols |
| ○ 11 Victoria Square | ○ 23 The Mailbox |
| ○ 12 Grand Central | ○ 24 Hyatt Hotel |



ARCHITECT:

Dutch Architecture Ltd with Principle Architect Otto de Weijer
 A Midlands based Chartered Architects Practice with over 20 years experience in Residential and Commercial. Design with a strong Dutch Design Ethic which is reflected throughout their work.

CONTRACTOR:

Sutton Colde Id Construction
 A Midlands based Construction Company established in 2011 with a dedicated experienced team of professionals there to ensure that the project is build to the highest standard.

DEVELOPER:

Alcora Warren
 A well established local company involved in the redevelopment of existing buildings throughout the Midlands

THE JEWELLERY QUARTER

IMAGINE

The Jewellery Quarter with its rich industrial heritage, sits within the close-knit streets between Icknield Street and Great Hampton Street. 63 Water Street sits alongside the Birmingham and Fazeley canal running through its centre.

The new canal network transformed the once gentrified, rural district owned by the Colmore estate and home to small terraced houses surrounding St Paul's church back in the early 1700's, into a thriving industrial area with warehouses being built along its banks, homes to the new industries that thrived through this new revolution.

Gun Making, metal rolling and casting, heavy industries sat alongside the fine crafting businesses and enterprises thriving in back to back houses in the ever-growing network of streets. Residents of Water Street back in 1861 included a button maker, brass founder, jeweller, weighing-machine maker, cooper, carpenter and a gun maker, all living and often working in their homes. The opportunity to acquire precious stones for an affordable price in the 19th century along with access to the tools and skills helped it to grow into a centre of creativity with over a third of all British Jewellery still being made in Birmingham City Centre today.



View to St. Paul's Square from Ludgate Hill with Water Street to the right

BE A PART OF THE NEW HISTORY

Considered to be one of the last remaining Canal Fronted sites near Birmingham City Centre and located within the historic Jewellery Quarter, 63-64 Water Street offers a unique collection of luxury 2 and 3 bed apartments and penthouses all with views directly onto the canal.

The apartments, partly within the converted Canal Warehouse and partly new build, excuse luxury, style and sophistication and have been designed to maximise its unique canalised location by incorporating large floor to ceiling bay windows and balconies along the south facing elevation fronting the Canal.

Carparking is provided on site with all 10 apartments having private parking all fitted with electric charging points.

The interiors have all been carefully considered with great attention paid to detail. In order to create an effortless blend of old and new which is both timeless, up-to-date and practical.

The generous proportion of the old Warehouse have been followed through into the new build section and have allowed the design team to create spacious and light internal spaces which are at the same time warm and inviting. The Apartments are contemporary in design with the occasional reference to the industrial heritage of the original Warehouse.

Features include contemporary kitchens with all the latest appliances and breakfast bar/islands, clean and opulent bedrooms with ample storage and fully tiled bathrooms and en-suites.



one of many restaurants found within easy walking distance from Water Street

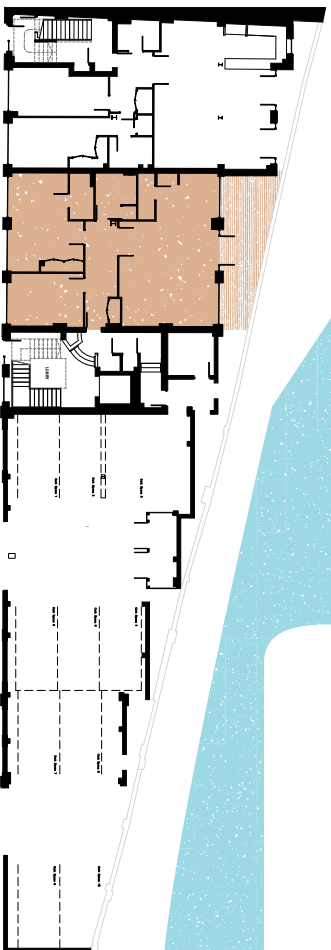


Industrial heritage

GROUND FLOOR

APARTMENT

63-1



AP. 63-1

Overall floor area :
1150 ft² / 107m²

- Lounge/Kitchen
- Bedroom 1/Ensuite
- Bedroom 2
- Bathroom



Bars and restaurants from Luddgate Hill

SPECIFICATIONS

Kitchens:

- Luxury Rotpunkt kitchen units
- 20mm Königstone Quartz worktops
- Neff kitchen appliances slide and hide oven, ceramic induction hob and combination microwave

Bathrooms:

- Porcelanosa quality sanitary ware
- Heated towel rails
- LED downlights
- Tiled shower recess
- Soft-close wall-hung WC

Interior Finishes:

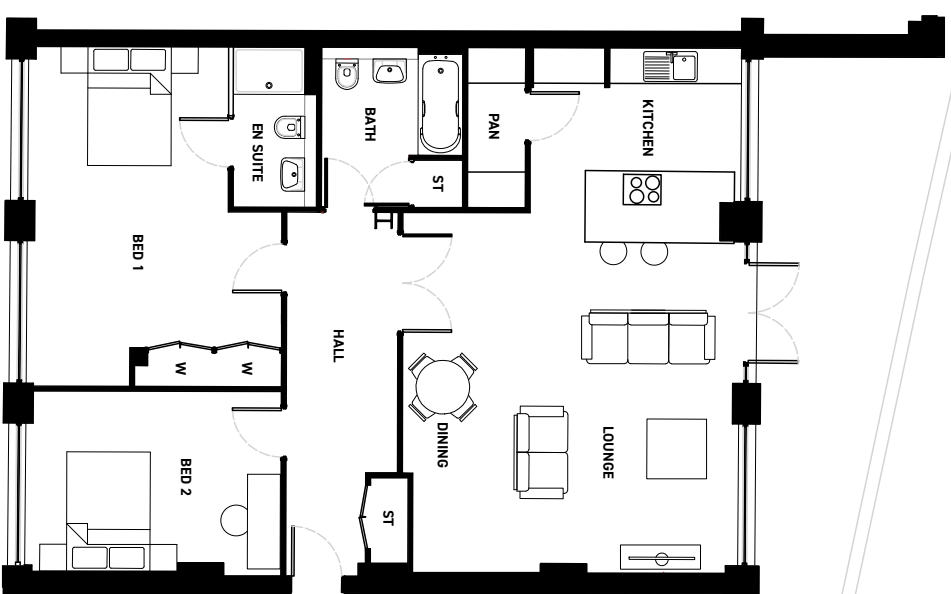
- Extra tall fully veneered doors
- Brushed S/S Ironmongery
- Hardwood engineered flooring
- Ceramic tiled floor in kitchen and bathrooms
- Underfloor heating with individually controlled zoning.

Electrical:

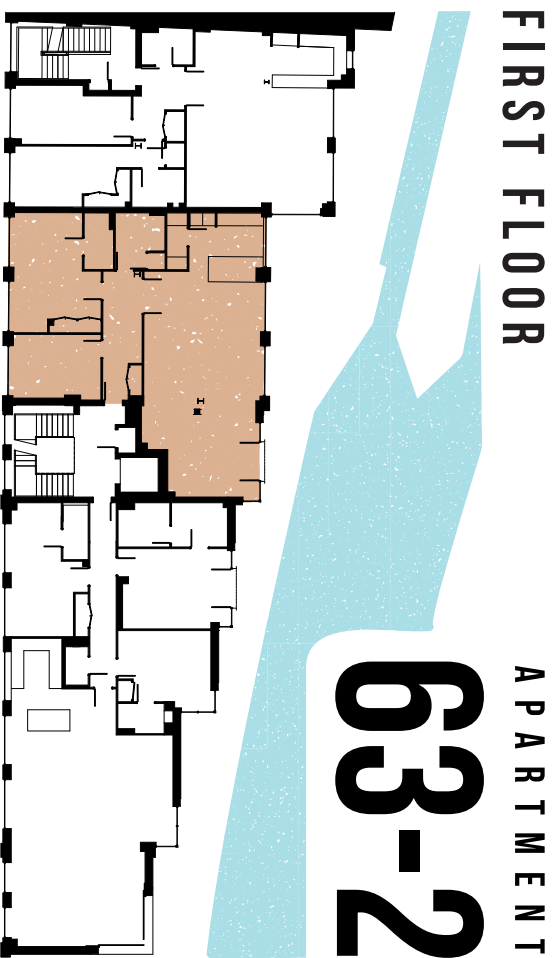
- Pre-wiring for digital TV, Sky+ and Virgin media to each apartment
- BT telephone and fibre optic data cabling
- Integrated USB charger/power sockets to bedrooms and kitchen

Entrance:

- Secure access to parking area
- Secure video entrance system
- Feature stairwell with lift access
- Individual bespoke secure letter boxes



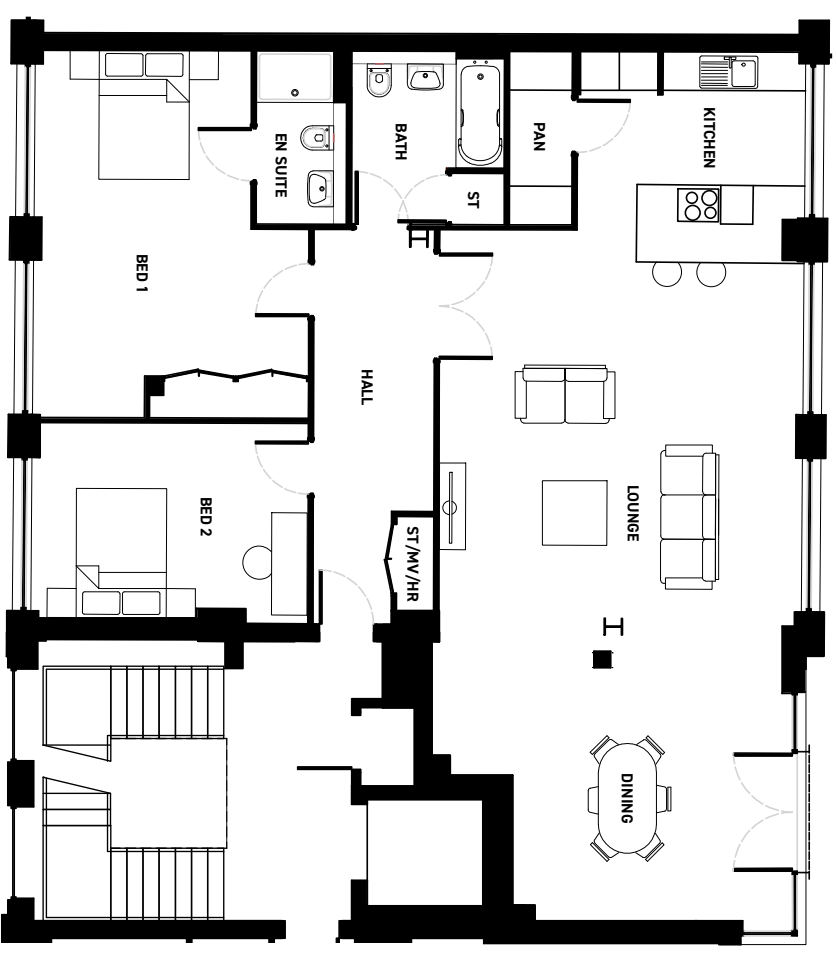
Bridge at Luddgate Hill



AP. 63-2
 Overall floor area :
1390 ft² / 130m²
 Lounge/Kitchen
 Bedroom 1/Ensuite
 Bedroom 2
 Bathroom



Local restaurants near Water Street



SPECIFICATIONS

Kitchens:

Luxury Rotpunkt kitchen units
 20mm Konigstone Quartz worktops
 Neff kitchen appliances slide and
 hide oven, ceramic induction hob
 and combination microwave

Bathrooms:

Porcelanosa quality sanitary ware
 Heated towel rails
 LED downlights
 Tiled shower recess
 Soft-close wall-hung WC

Interior Finishes:

Extra tall fully veneered doors
 Brushed S/S ironmongery
 Hardwood engineered flooring
 Ceramic tiled floor in kitchen and
 bathrooms
 Underfloor heating with individually
 controlled zoning.

Electrical:

Pre-wiring for digital TV, Sky+ and
 Virgin media to each apartment
 BT telephone and fibre optic data
 cabling
 Integrated USB charger/power
 sockets to bedrooms and kitchen

Entrance:

Secure access to parking area
 Secure video entrance system
 Feature stairwell with lift access
 Individual bespoke secure letter
 boxes

64 Water Street, Birmingham

63-64 Water Street, Birmingham, B3 1HN

FIRST FLOOR

APARTMENT

63-3



AP. 63-3

Overall floor area :
1925 ft² / 179m²

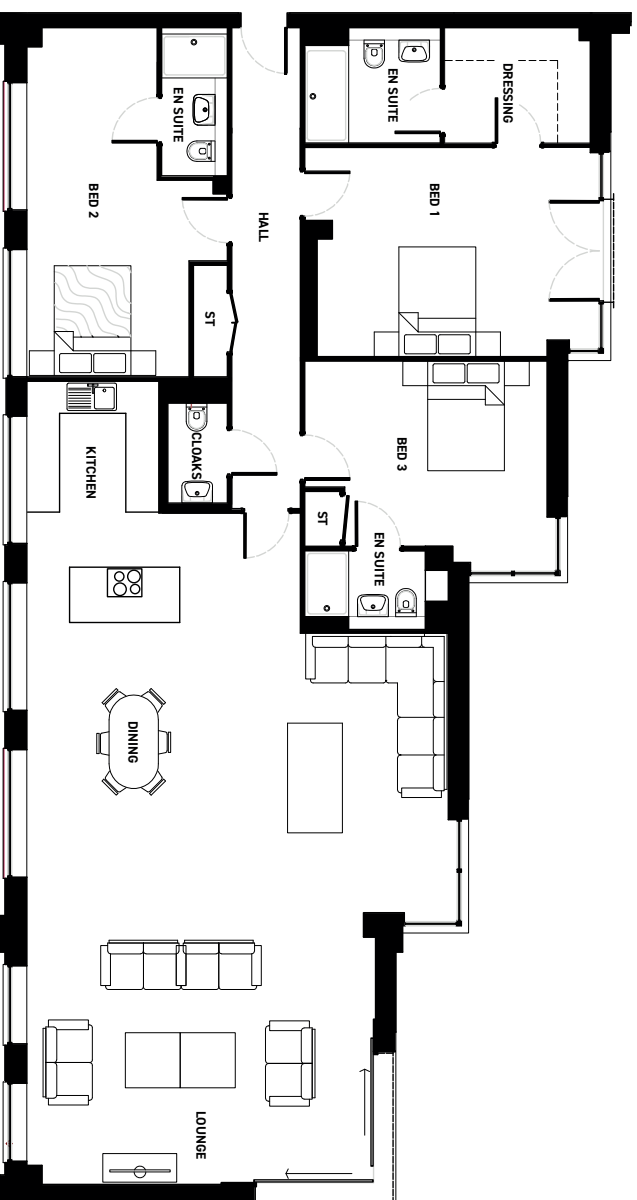
- Lounge/Kitchen
- Bedroom 1/Ensuite
- Bedroom 2/Ensuite
- Bedroom 3/Ensuite
- Cloakroom



St. Pauls church from Ludgate Hill



For enquiries please contact Maguire Jackson on 0121 634 1520



SPECIFICATIONS

- Kitchens:**
 - Luxury Reputant kitchen units
 - 20mm Kalkstone Quartz worktops
 - Netf Kitchen appliances slide and hide oven, ceramic induction hob and combination microwave
- Bathrooms:**
 - Porcelanosa quality sanitary ware
 - Heated towel rails
 - LED downlights
 - Tiled shower recess
 - Soft-close wall-hung WC
- Interior Finishes:**
 - Extra tall fully veneered doors
 - Brushed S/S frontonery
 - Hardwood engineered flooring
 - Ceramic tiled floor in kitchen and bathrooms
 - Underfloor heating with individually controlled zoning.
- Electrical:**
 - Pre-wiring for digital TV, Sky+ and V/ign media to each apartment
 - BT telephone and fibre optic data cabling
 - Integrated USB charger/power sockets to bedrooms and kitchen
- Entrance:**
 - Secure access to parking area
 - Secure video entrance system
 - Feature stainwell with lift access
 - Individual bespoke secure letter boxes

For enquiries please contact Maguire Jackson on 0121 634 1520



Modern industrial interior

A	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
B	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
C	O	P	Q	R	S	T	U	V	W	X	Y	Z	
D	P	Q	R	S	T	U	V	W	X	Y	Z		
E	Q	R	S	T	U	V	W	X	Y	Z			
F	R	S	T	U	V	W	X	Y	Z				
G	S	T	U	V	W	X	Y	Z					
H	T	U	V	W	X	Y	Z						
I	U	V	W	X	Y	Z							
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SECOND FLOOR

APARTMENT

63-4



AP. 63-4

Overall floor area :
1390 ft² / 130m²

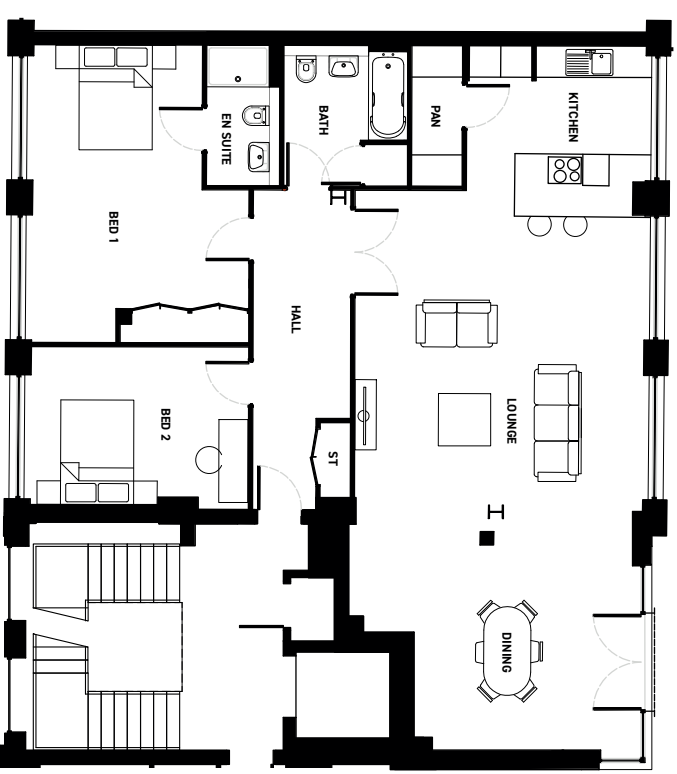
Lounge/Kitchen
Bedroom 1/Ensuite
Bedroom 2
Bathroom



St. Paul's Square



For enquiries please contact Maguire Jackson on 0121 634 1520



SPECIFICATIONS

- | | | |
|---|---|---|
| <p>Kitchens:</p> <ul style="list-style-type: none"> Luxury Roburkt kitchen units 20mm Kensington Quartz worktops Neff kitchen appliances slide and hide oven, ceramic induction hob and combination microwave | <p>Interior Finishes:</p> <ul style="list-style-type: none"> Extra tall fully veneered doors Brushed S/S trompenger Hardwood engineered flooring Ceramic tiled floor in kitchen and bathrooms Underfloor heating with individually controlled zoning. | <p>Electrical:</p> <ul style="list-style-type: none"> Pre-wiring for digital TV, Sky+ and Virgin media to each apartment BT telephone and fibre optic data cabling Integrated USB charger/power sockets to bedrooms and kitchen |
| <p>Bathrooms:</p> <ul style="list-style-type: none"> Porcelanosa quality sanitary ware Heated towel rails LED downlights Tiled shower recess Soft-close wall-hung WC | <p>Entrance:</p> <ul style="list-style-type: none"> Secure access to parking area Secure video entrance system Feature stairwell with lift access Individual bespoke secure letter boxes | |

For enquiries please contact Maguire Jackson on 0121 634 1520



SECOND FLOOR

APARTMENT

63-5



AP. 63-5

Overall floor area :
1925 ft² / 179m²

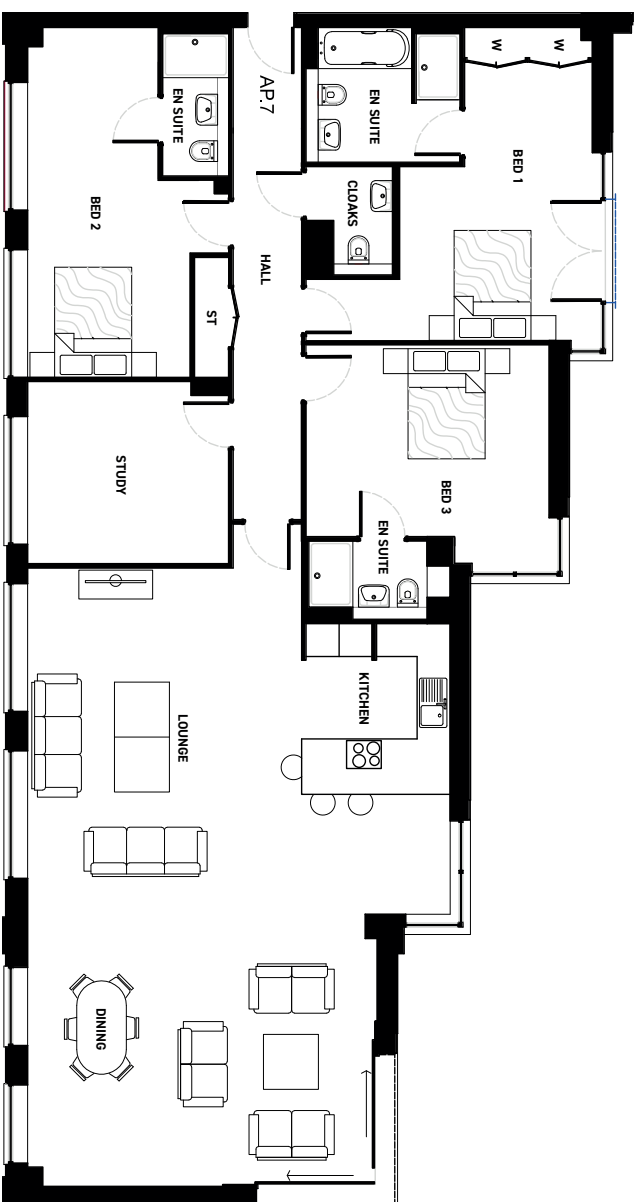
Lounge/Kitchen
Bedroom 1/Ensuite
Bedroom 2/Ensuite
Bedroom 3/Ensuite
Study
Cloakroom



View to St. Pauls Square from Ludgate Hill



For enquiries please contact Maguire Jackson on 0121 634 1520



SPECIFICATIONS

Kitchens:

Luxury Redpunkt kitchen units
20mm Kongsstone Quartz worktops
Neri Kitchen appliances slide and
hide oven, ceramic induction hob
and combination microwave

Interior Finishes:

Extra tall fully veneered doors
Brushed S/S frontonery
Hardwood engineered flooring
Ceramic tiled floor in kitchen and
bathrooms
Underfloor heating with individually
controlled zoning.

Electrical:

Pre-wiring for digital TV, Sky+ and
Virgin media to each apartment
BT telephone and fibre optic data
cabling
Integrated USB charger/power
sockets to bedrooms and kitchen
Entrance:
Secure access to parking area
Secure video entrance system
Feature stainwall with lift access
individual bespoke secure letter
boxes

Bathrooms:

Porcelanosa quality sanitary ware
Heated towel rails
LED downlights
Tiled shower recess
Soft-close wall-hung WC



Bridge at Ludgate Hill

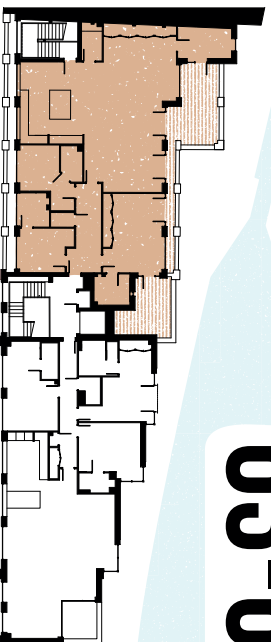


For enquiries please contact Maguire Jackson on 0121 634 1520

63-64 Water Street, Birmingham, B3 1HN

THIRD FLOOR

APARTMENT 63-6



AP. 63-6

Overall floor area :
2310 ft² / 215m²

Lounge/Kitchen
Bedroom 1/Ensuite
Bedroom 2/Ensuite
Bedroom 3/Ensuite
Study
Utility
Cloakroom
Balcony 1
Balcony 2



Saint Pauls House on St. Pauls Square

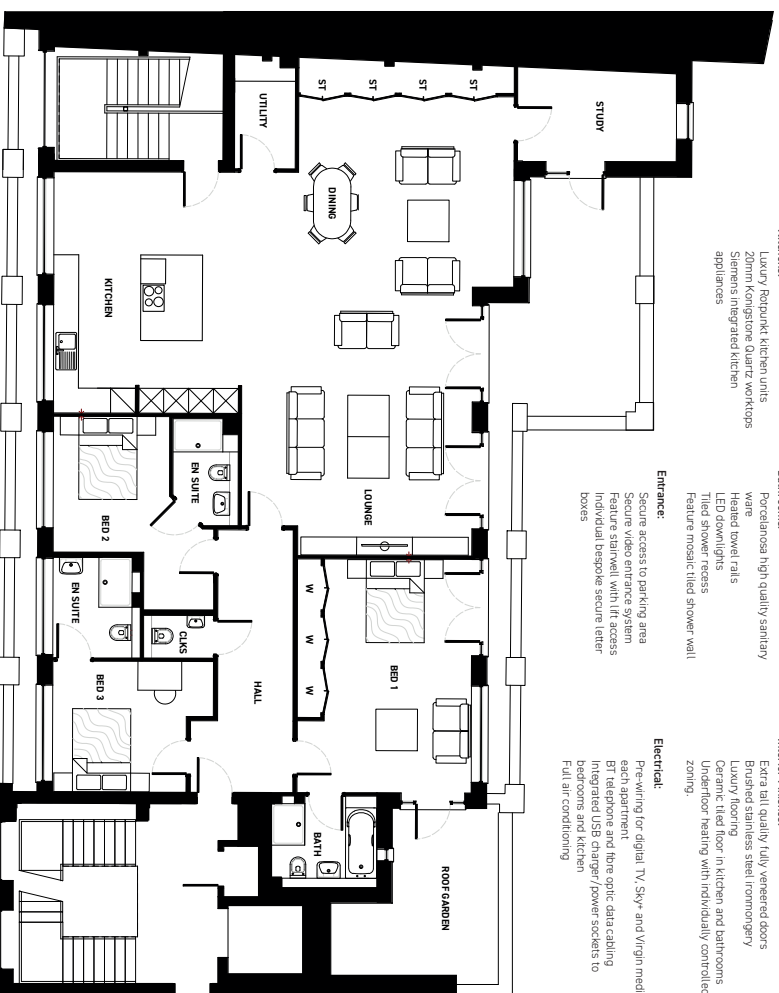


For enquiries please contact Maguire Jackson on 0121 634 1520

63-64 Water Street, Birmingham, B3 1HN

SPECIFICATIONS

- Kitchens:**
 - Luxury / Bespoke kitchen units
 - 2x Worktops
 - Siemens integrated kitchen appliances
- Bathrooms:**
 - Porcelain high quality sanitary ware
 - Heated towel rails
 - LED downlights
 - Tiled shower recess
 - Feature mosaic tiled shower wall
- Entrance:**
 - Secure access to parking area
 - Secure video entrance system
 - Feature stairwell with lift access
 - Individual Bespoke secure letter boxes
- Electrical:**
 - Pre-wiring for digital TV, Sky+ and Virgin media to each apartment
 - BT telephone and fibre optic data/cabling
 - Integrated USB charger/power sockets to bedrooms and kitchen
 - Full air conditioning
- Interior Finishes:**
 - Extra tall quality fully veneered doors
 - Black brass steel (non-rotting)
 - Luxury flooring
 - Ceramic tiled floor in kitchen and bathrooms
 - Underfloor heating with individually controlled zoning.

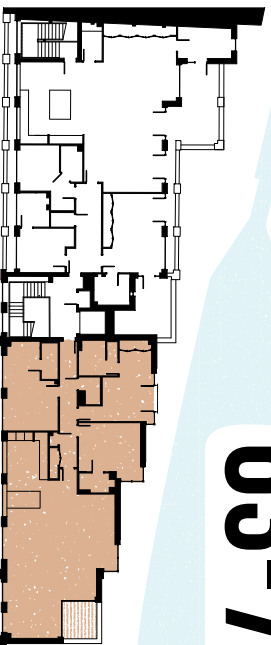


For enquiries please contact Maguire Jackson on 01 21 634 1520

THIRD FLOOR

APARTMENT

63-7



AP. 63-7

Overall floor area :
1925 ft² / 179m²

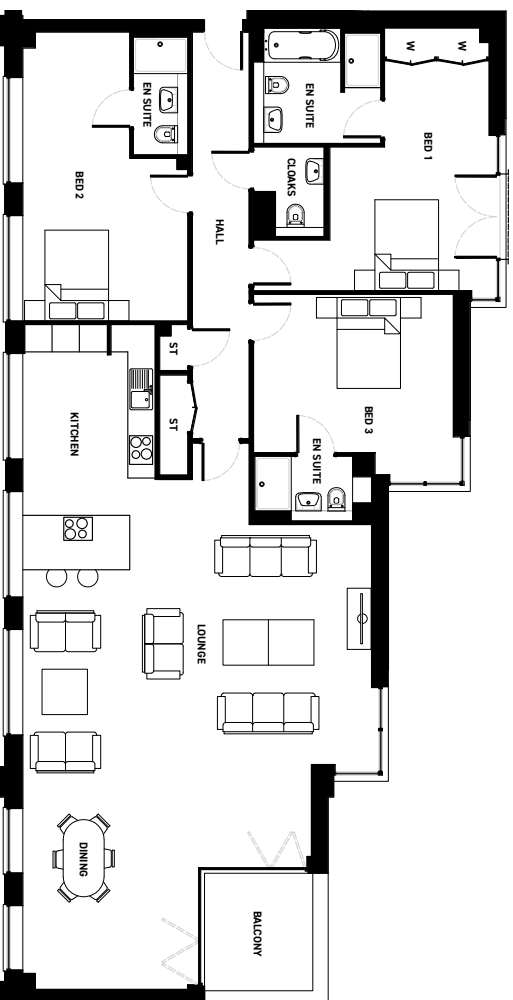
- Lounge/Kitchen
- Bedroom 1/Ensuite
- Bedroom 2/Ensuite
- Bedroom 3/Ensuite
- Study
- Cloakroom
- Balcony



View towards city centre from Ludgate Hill



For enquiries please contact **Maguire Jackson** on 0121 634 1520



SPECIFICATIONS

- Kitchens:**
 - Luxury Resonance kitchen units
 - 20mm Koonstone Quartz worktops
 - Siemens integrated kitchen appliances
- Bathrooms:**
 - Porcelanosa high quality sanitary ware
 - Heated towel rails
 - LED downlights
 - Tiled shower recess
 - Feature mosaic tiled shower wall
- Interior Finishes:**
 - Extra tall fully veneered doors
 - Brushed S/S ironmongery
 - Hardwood engineered flooring
 - Ceramic tiled floor in kitchen and bathrooms
 - Underfloor heating with individually controlled zoning.
- Electric:**
 - Pre-wiring for digital TV, Sky and Virgin media to each apartment
 - BT telephone and fibre optic data cabling
 - Integrated USB charger/power sockets to bedrooms and kitchen
 - Full air conditioning.
- Entrance:**
 - Secure access to parking area
 - Secure video entrance system
 - Feature stainless steel lift access
 - Individual secure letter boxes



Beautiful green spaces on St. Pauls Square



For enquiries please contact **Maguire Jackson** on 01 21 634 1520

63-64 Water Street, Birmingham, B3 1HN

A M O O B B A N B
B N b o b o B o B
C O o p c p c p c
D P b q d q d o u
E O e t e t B R e
F R f a f s F S f
G S o t e c c t B
H P b u h u H U b
I U t u f v J V f
J V q u k w K X W
K W t x l x L F X Z
L X m b m y M Y l
A M o o r a A N B
N n b o b o B o B
O O e p c p c p c
P O o q d q d o u
Q R e o f e B R e
S R f o f s F S f
T S q t e c c t B
U T b u h u H U b
V U t u f v J V f
W V k w k w K X W
X W t x l x L F X Z
Y X m b m y M Y l
Z A M o o r a A N B
A M o o r a A N B
N n b o b o B o B
O O e p c p c p c
P O o q d q d o u
Q R e o f e B R e
S R f o f s F S f
T S q t e c c t B
U T b u h u H U b
V U t u f v J V f
W V k w k w K X W
X W t x l x L F X Z
Y X m b m y M Y l
Z A M o o r a A N B

GROUND FLOOR

APARTMENT

64-1



AP 64-1

Overall floor area:
1200 ft² / 112m²

- Lounge/Kitchen
- Bedroom 1/Ensuite
- Bedroom 2
- Bathroom



Local restaurants near Water Street



For enquiries please contact Maguire Jackson on 0121 634 1520

63-64 Water Street, Birmingham, B3 1HN

SPECIFICATIONS

Kitchens:

- Luxury Reputek kitchen units
- 20mm Königstone Quartz worktops
- Neff kitchen appliances slide and hide oven, ceramic induction hob and combination microwave

Bathrooms:

- Porcelanosa quality sanitary ware
- Heated towel rails
- LED downlights
- Tiled shower recess
- Soft-close wall-hung WC

Interior Finishes:

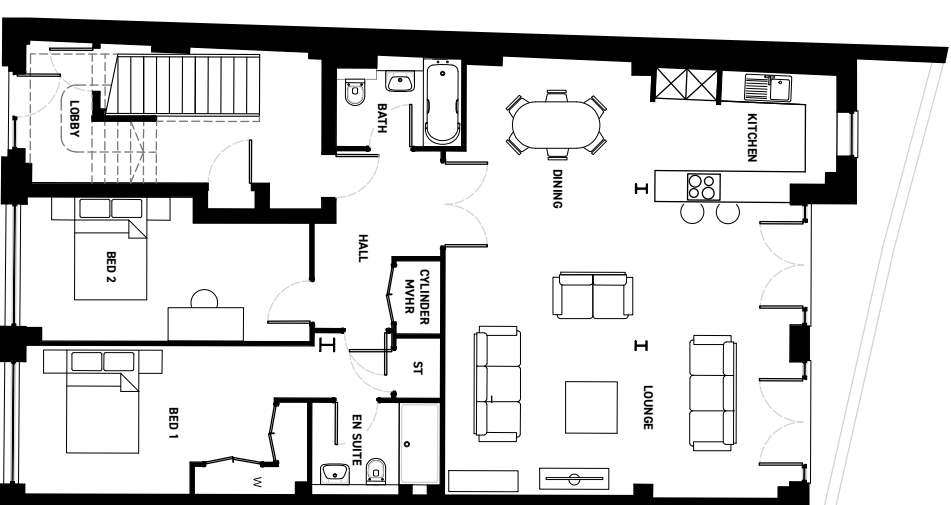
- Extra tall fully veneered doors
- Brushed S/S ironmongery
- Hardwood engineered flooring
- Ceramic tiled floor in kitchen and bathrooms
- Underfloor heating with individually controlled zoning.

Electrical:

- Pre-wiring for digital TV, Sky+ and Virgin media to each apartment
- BT telephone and fibre optic data cabling
- Integrated USB charger/power sockets to bedrooms and kitchen

Entrance:

- Secure access to parking area
- Secure video entrance system
- Feature stairwell with lift access
- Individual bespoke secure letter boxes



Local heritage sites



For enquiries please contact Maguire Jackson on 0121 634 1520

FIRST FLOOR

APARTMENT

64-2



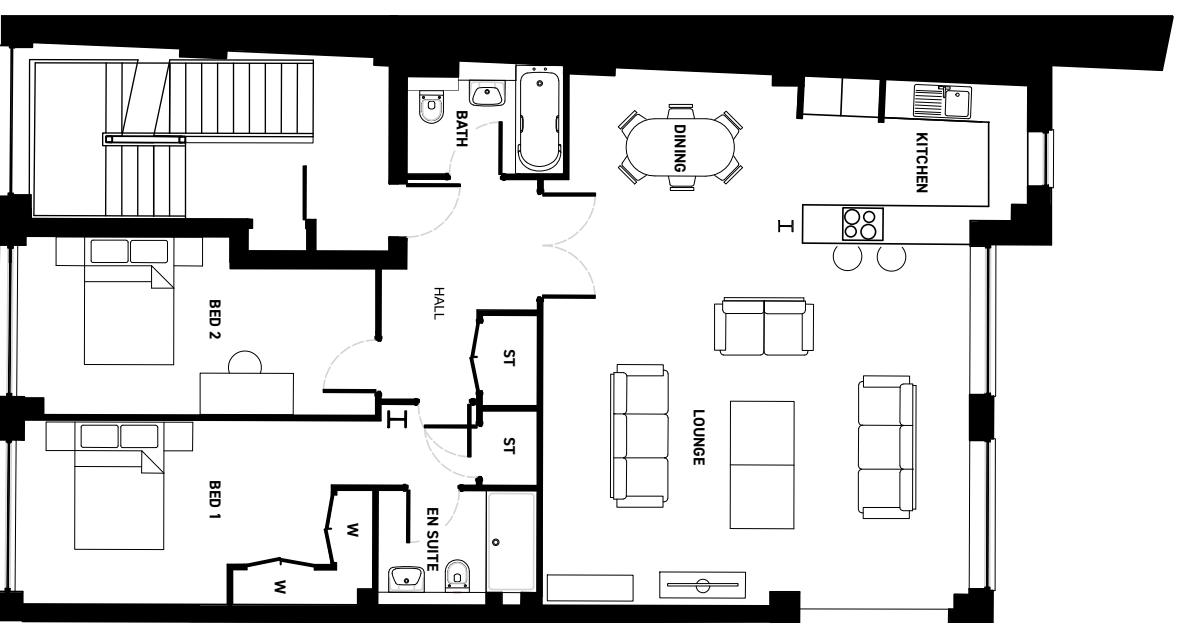
AP. 64-2

Overall floor area :
1200 ft² / 112m²

- Lounge/Kitchen
- Bedroom 1/Ensuite
- Bedroom 2
- Bathroom



Local restaurants near Water Street



SPECIFICATIONS

Kitchens:

- Luxury Rotpunkt kitchen units
- 20mm Konigstone Quartz worktops
- Neff kitchen appliances slide and hide oven, ceramic induction hob and combination microwave

Bathrooms:

- Porcelanosa quality sanitary ware
- Heated towel rails
- LED downlights
- Tiled shower recess
- Soft-close wall-hung WC

Interior Finishes:

- Extra tall fully veneered doors
- Brushed S/S Ironmongery
- Hardwood engineered flooring
- Ceramic tiled floor in kitchen and bathrooms
- Underfloor heating with individually controlled zoning.

Electrical:

- Pre-wiring for digital TV, Sky+ and Virgin media to each apartment
- BT telephone and fibre optic data cabling
- Integrated USB charger/power sockets to bedrooms and kitchen

Entrance:

- Secure access to parking area
- Secure video entrance system
- Feature stairwell with lift access
- Individual bespoke secure letter boxes



Central location
in the heart of the city

SECOND FLOOR

APARTMENT

64-3



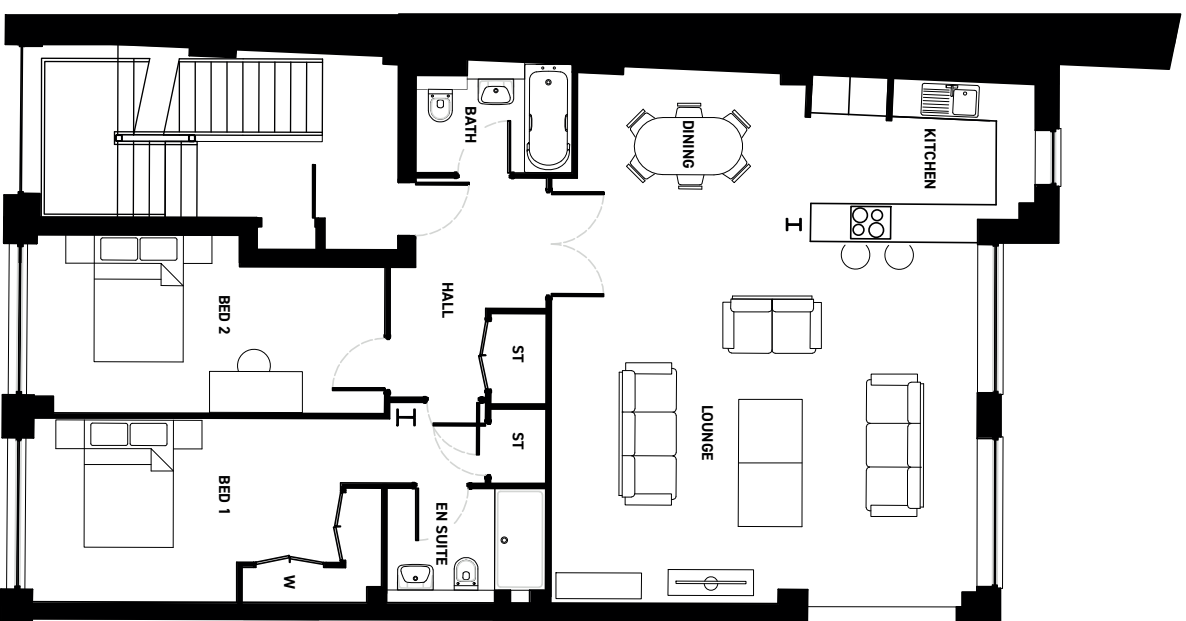
AP. 64-3

Overall floor area :
1200 ft² / 112m²

Lounge/Kitchen
Bedroom 1/Ensuite
Bedroom 2
Bathroom



Saint Pauls House on St. Pauls Square



SPECIFICATIONS

Kitchens:

Luxury Rotpunkt kitchen units
20mm Konigstone Quartz worktops
Neff kitchen appliances slide and
hide oven, ceramic induction hob
and combination microwave

Bathrooms:

Porcelanosa quality sanitary ware
Heated towel rails
LED downlights
Tiled shower recess
Soft-close wall-hung WC

Interior Finishes:

Extra tall fully veneered doors
Brushed S/S Ironmongery
Hardwood engineered flooring
Ceramic tiled floor in kitchen and
bathrooms
Underfloor heating with individually
controlled zoning.

Electrical:

Pre-wiring for digital TV, Sky+ and
Virgin media to each apartment
BT telephone and fibre optic data
cabling
Integrated USB charger/power
sockets to bedrooms and kitchen

Entrance:

Secure access to parking area
Secure video entrance system
Feature stairwell with lift access
Individual bespoke secure letter
boxes



St. Pauls Square

A N a m A A M a n a A N a m A A M a n
B O b n B D B N b o b o B O b n B D B N b o
C P c o C P c o C P c o C P c o C P c o
D Q d p D P d q d q D Q d p D P d q
E R e q E R e q E R e q E R e q E R e q
F S f r F S f r F S f r F S f r F S f r
G T g s G T g s G T g s G T g s G T g s
H U h t H U h t H U h t H U h t H U h t
I V i u I V i u I V i u I V i u I V i u
K W j v K W j v K W j v K W j v K W j v
L X k w L X k w L X k w L X k w L X k w
M Y l x M Y l x M Y l x M Y l x M Y l x
A N a m A A M a n
B O b n B D B N b o
C P c o C P c o C P c o C P c o C P c o
D Q d p D P d q d q D Q d p D P d q
E R e q E R e q E R e q E R e q E R e q
F S f r F S f r F S f r F S f r F S f r
G T g s G T g s G T g s G T g s G T g s
H U h t H U h t H U h t H U h t H U h t
I V i u I V i u I V i u I V i u I V i u
K W j v K W j v K W j v K W j v K W j v
L X k w L X k w L X k w L X k w L X k w
M Y l x M Y l x M Y l x M Y l x M Y l x
A N a m A A M a n
B O b n B D B N b o
C P c o C P c o C P c o C P c o C P c o



For enquiries please contact
Maguire Jackson on 0121 634 1520

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