



GUNSMITH HOUSE

EST 1901



BIRMINGHAM



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Sitting in the centre of Birmingham, Gunsmith House comprises of 85, 1 and 2 bedroom apartments.

The Gun Quarter previously housed weapons assembling factories, and served as a key hub for the country's industrial development over the past 200 years. The old Gunsmith House will be restored to its past glory, framed by new architecture, in a style that compliments the original building.

**1 bed**

From £222,500

453 Sq Ft - £490 psf

**2 bed**

From £294,163

665 Sq Ft - £442 psf







## KEY FACTS

Developer:	Elevate Property Group
Address:	50-61 Price Street, Gun Quarter, Birmingham, B4 6JZ
Estimated Completion:	Q1 2024
Total Development:	85 units available
Tenure:	250 year leasehold
Expected Yield:	Circa 5.21% gross
Building Warranty:	10 year Buildzone Warranty
Parking:	Available with specific units
Furniture Pack:	Available



# GUNSMITH HOUSE LOCATION

Set to become the new British property hotspot, Birmingham is a beguiling mix of history infused with future-forward infrastructure development.

City centre transformation has created new office districts, retail schemes and hotels. These include Brindleyplace, the redevelopment of the Bullring and The Mailbox, as well as the recently completed Grand Central Shopping Centre adjoining New Street Station.

The arrival of the High Speed Rail in 2029 will benefit the city, cutting travel time to London to a mere 49 minutes.

Its growing popularity with tourists - currently at 45.5 million visitors per year - and its reputation as a world-class centre for higher education translates into the city attracting a significant number of international students, graduates and young professionals.



# WHY INVEST IN BIRMINGHAM

## A connected city:



90% of the UK's population is located within a 4 hour drive of the West Midlands, making it a prime location for residents, businesses and tourists.



A recent study suggested that 4,000 homes are needed, every year, for the next 10 years in Birmingham, to keep up with the growing population.



The UK's first high speed railways, HS2 is currently under construction and will reduce travel time between Birmingham and London to just 49 minutes. This will create 3000 jobs when fully operational.

## THE STATS



### 19.3%

Expected house price growth  
2024-2028.

Source:

JLL residential forecast report 2024-  
2028 (2024)



### 80,000

New homes needed by 2042,  
4400 per year.



### 49%

Graduate retention, the second  
highest outside of London.



### 2029

High speed rail scheduled for  
completion.



# DEVELOPMENT VIEW





# LIVING SPACE



# SPECIFICATIONS

## SERVICES:

Mains electrical services, cold water services sourced from central storage tank and boosted to each flat/apartment.

## HEATING AND HOT WATER:

Heating system via wall mounted electric panel heaters with smart WIFI controls; hot water generated via electric hot water cylinder.

## ELECTRICAL:

Brushed stainless steel effect sockets and switches throughout apartments, details on exact layout are available on request.

## KITCHEN:

Contemporary kitchens with a range of fitted floor and wall units complete with modern post formed laminate work tops. Includes electric cooker hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments.

## SANITARYWARE:

Duravit sanitaryware and Hansgrohe brassware, boosted hot water.

One beds have a shower. Two beds have an ensuite shower room with shower over bath in second bathroom.

## DOORS:

Contemporary doors throughout including brushed stainless steel ironmongery, fire rated doors where applicable.

Audio/visual door entry systems in apartments.

## DECORATION:

White emulsion paint to all plastered walls and ceilings.

Pencil round skirting and architrave finished in white egg shell paint.

## CERAMIC TILING:

Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.

## FLOORING:

Carpets in bedrooms and LVT throughout other than in wet areas.



# RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents.

20% on Exchange minus the reservation fee paid, balance (80%) on Completion



## LEGAL INFORMATION

Buyers Recommended Solicitor  
Riseam Sharples

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## LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management  
Register for Letting and Management on reservation  
to benefit from preferential rates.

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