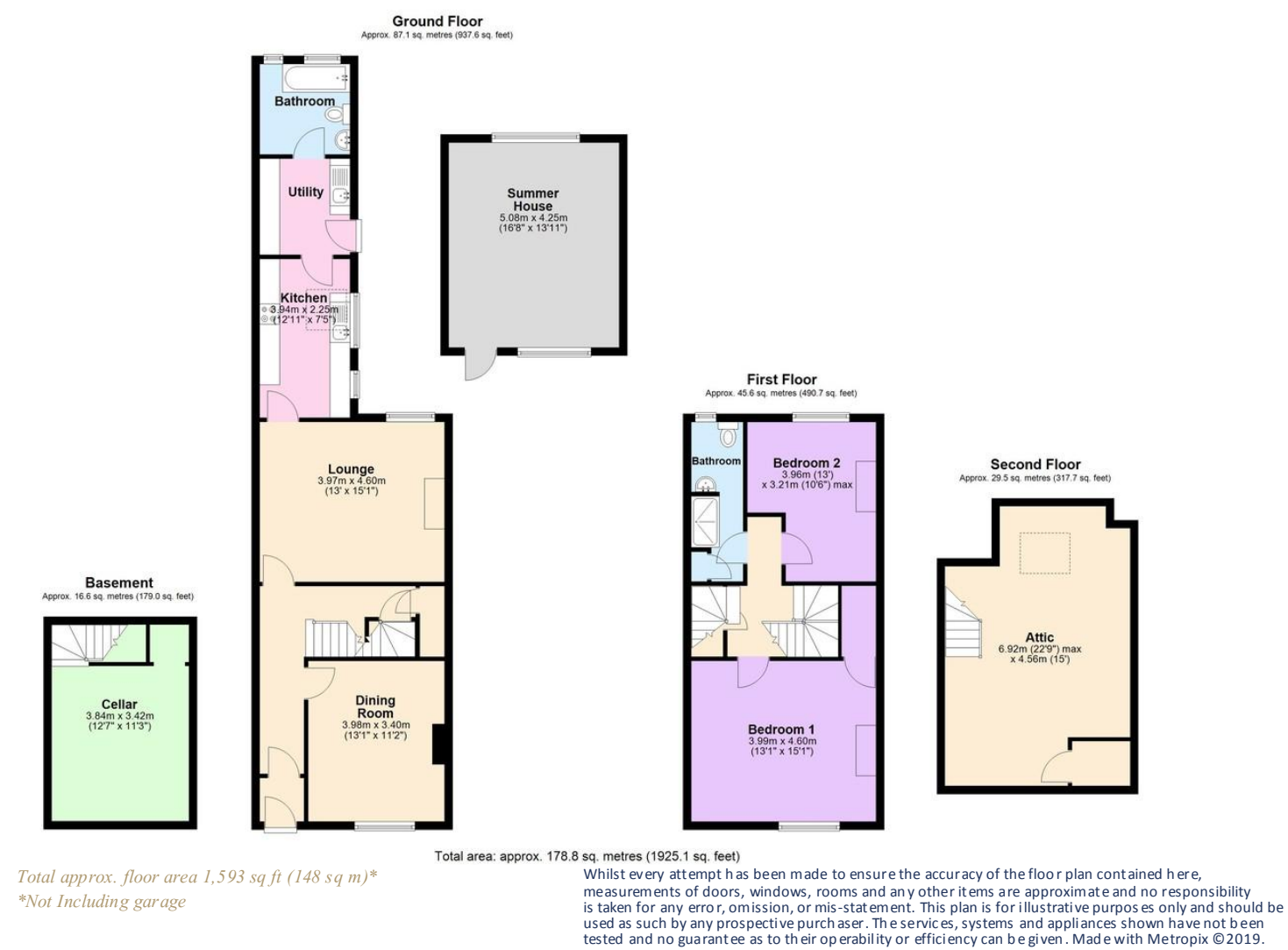




Floor Layout



Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



REASSURINGLY LOCAL



Lee Crescent

Edgbaston

B15 2BJ

Asking Price Of £500,000

- Charming Grade II Listed Terrace Home
- Two Bedrooms with Converted Loft
- Period Features
- South Facing Garden



Lee Crescent,
Edgbaston, B15 2BJ
Asking Price Of £525,000

Property Description

DESCRIPTION A charming two-bedroom Grade II Listed terraced house tastefully modernised throughout whilst maintaining character features. The internal accommodation comprises an entrance hallway featuring storage cupboard and access to the cellar, with dining room, and living room off. From the living room there is a large galley kitchen to the rear, leading to a utility room and ground floor bathroom. The first floor landing leads to a master bedroom with walk in wardrobe to the front of the property, with a second bedroom and bathroom to the rear. The third floor has been converted to create a spacious loft-room which is currently dressed as a home office and benefits from air conditioning. The property is set back from the road with a paved garden to the front. To the rear is a spacious south facing garden with a large terrace with raised flower beds and a spacious detached garage with loft access.

LOCATION

Lee Crescent leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and the luxury of on road parking permit parking. The road itself was named after Thomas Lee, an attorney-at-law in Birmingham in the late 18th century, who owned the land. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station on the new Street line. Current tram line extensions mean there will be a short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

Excellent primary, secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School. Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.



REASSURINGLY LOCAL



JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold.

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: E

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax /Domestic Rates: E
Asking price: £525,000.00
Tenure*: Freehold

Part B

Property type: Grade II
Property construction: Bricks
Number and types of room: Two bedrooms
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas.
Broadband: We recommend you complete your own investigation
Mobile signal/coverage: We recommend you complete your own investigation
Parking: Garage.



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

