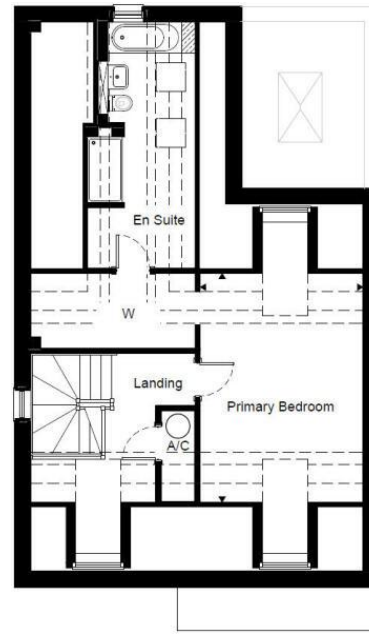
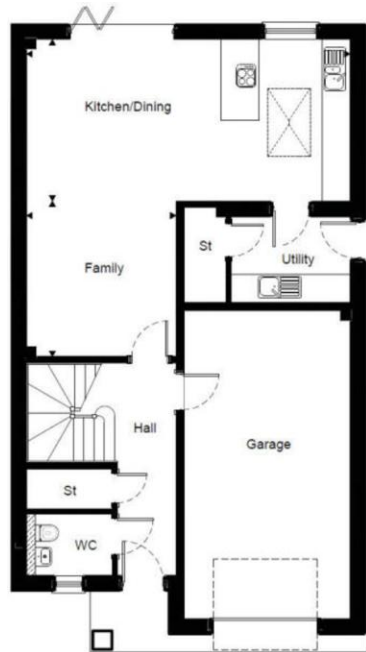




## Floor Layout



Total approx. floor area 2,281 sq ft (212 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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

**James Laurence**

*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*

**James Laurence**



REASSURINGLY LOCAL



## Claremont Gardens

Edgbaston

B15 3AZ

**£3,750 pcm**

- Executive Four Bedroom Family Home
- Developed By Spitfire Homes
- Unfurnished & Available NOW!
- 2281 Sq. Ft.



Claremont Gardens,  
Edgbaston, B15 3AZ  
£3,750 pcm

Property Description

DESCRIPTION Claremont Gardens is discreetly set back from one of Edgbaston's most premier roads, and is striking selection of luxury homes comes courtesy of renowned housebuilder Spitfire Homes, making up part of their coveted Bespoke Collection.

Occupying a secluded position set behind private gates, The Middleton Collection at Beaufort is a showcase of seven detached four- and five-bedroom homes in a tranquil courtyard setting.

The property offers luxury living accommodation situated across three levels.

On the ground floor you will find an expansive kitchen/dining/living area showcasing a well-designed, open plan layout and a bespoke kitchen with quartz worktops and integrated appliances. From here you'll have access to the separate utility room and bi-fold doors leading to the rear garden. On this floor there is also a handy store, WC and access to the integral garage.

On the first floor there is the separate living room benefitting from a Juliet balcony looking over the rear garden. There are three bedrooms on this floor, with the secondary bedroom being finished with bespoke fitted wardrobes and an ensuite bathroom. Ceramic floor and wall tiles by RAK Ceramics combine with the Villeroy & Boch sanitary ware and chrome Hansgrohe fittings to ensure the family bathroom and en suites are as practical as they are stylish.

The second floor showcases the magnificent primary bedroom suite, complete with bespoke fitted wardrobes and a spacious ensuite bathroom.

Outside the home has landscaped front and rear gardens, an integrated garage and driveway providing additional parking plus an electric vehicle charging point.

LOCATION Norfolk Road is located within the prime residential area of Edgbaston, some two and a half miles to the west of Birmingham City Centre. Harborne's bustling



High Street is approximately a mile away and offers an array of local shops, supermarkets, coffee shops, pubs and restaurants.

TENANT FEE ACT 2019 Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

BIRMINGHAM CITY COUNCIL PROPERTY LICENSING

Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

JAMES LAURENCE ESTATE AGENTS Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £3,750.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £4,326.92  
Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](https://www.depositprotection.com)

Length Of Tenancy: 12 months minimum term

Local Authority: Birmingham City Council

Council Tax Band - TBC



To book a viewing  
of this property:

Call:  
0121 4565454

Email:  
[edgbaston@jameslaurenceuk.com](mailto:edgbaston@jameslaurenceuk.com)

