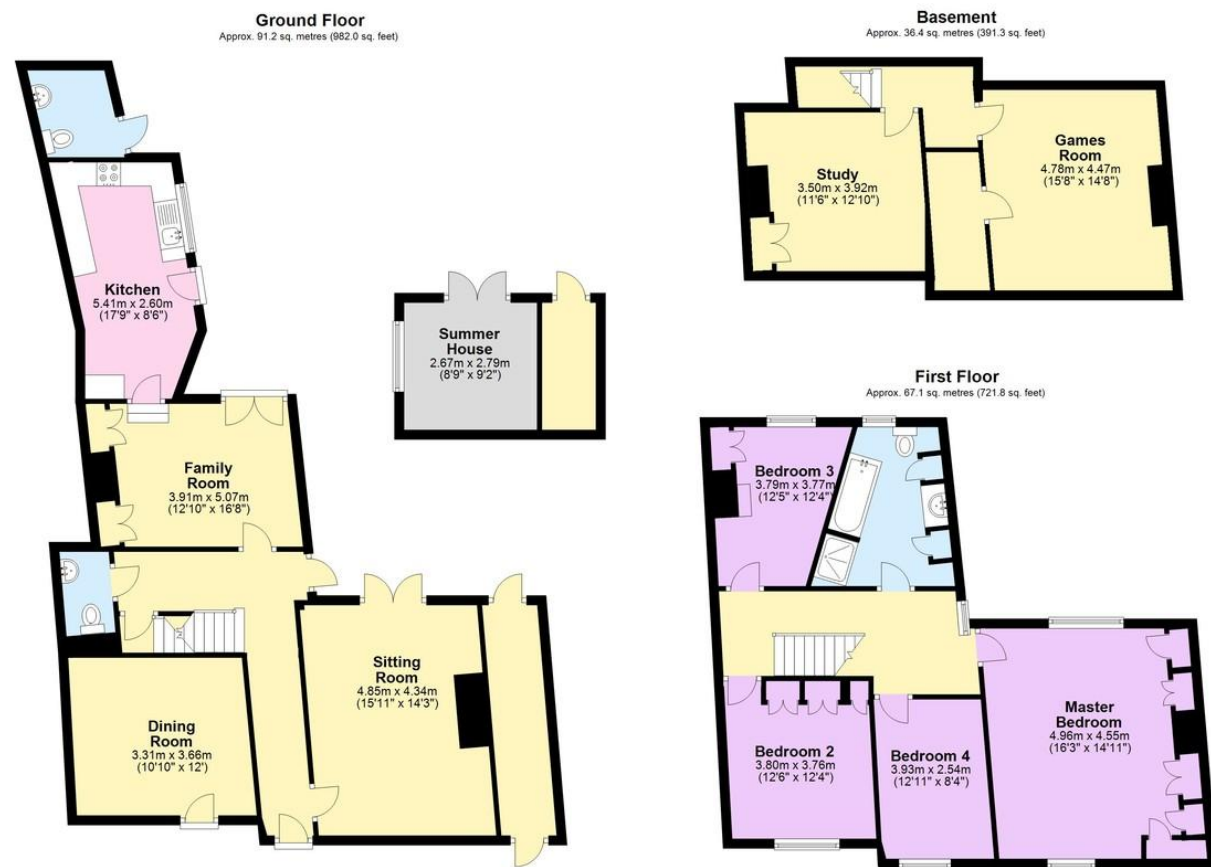




Floor Layout



Total area: approx. 194.6 sq. metres (2095.1 sq. feet)

Total approx. floor area 2,635 sq ft (245 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.



Lee Crescent

Edgbaston

B15 2BJ

Asking Price Of £850,000

- Grade II Listed Georgian Townhouse
- Four Bedrooms
- Five Reception Rooms
- Landscaped Garden





Lee Crescent,  
Edgbaston, Birmingham, B15 2BJ  
Asking Price Of £850,000



### Property Description

**DESCRIPTION** A fantastic and rare opportunity to purchase this Georgian Grade II listed, four-bedroom freehold Townhouse, within a much sought after location on the doorstep of Birmingham city centre within the prestigious B15 postcode of Edgbaston. Located in a popular, leafy cul-de-sac with a pleasant outlook over a green expanse of land and mature trees, the accommodation totals 2635 square feet in size.

This charming townhouse is situated near the end of a most attractive row of period homes built in the early 1840s. The front elevation comprises a delightful front elevation with relief offered by the five-sash fenestration overlooking a verdant expanse of greenery. The accommodation thoughtfully laid out and is set over three-storeys, with the inclusive benefit of a large divided two room basement.

The property is overflowing with original period features and is finished to a high specification. The property comprises of a welcoming hallway, five large reception rooms with original open fireplaces, and a well-appointed kitchen. Access to the courtyard garden is provided by French doors in the dining room. Upstairs there are four double bedrooms and a high specification family bathroom. The gardens to the front and southwest facing rear garden of the property are well maintained and beautifully set out and the property also offers ample on street permit parking. Finally, the property benefits from a security alarm and gas central heating.

**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 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 with in 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.

**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 - F**

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.



To book a viewing  
of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

