



Floor Layout



Total approx. floor area 4,380 sq ft (407 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.

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



Mayland Road

Edgbaston

B16 0NG

Asking Price Of £950,000

- Six-Bedroom Semi-Detached Home
- Landscaped Garden With Patio, Lawn & Privacy Fencing
- 4380 Sq. Ft. Of Living Space
- Double Garage With Ample Off-Road Parking



Mayland Road,
Edgbaston, Birmingham, B16 0NG
Asking Price Of £950,000

Property Description

DESCRIPTION Welcome to Mayland Road. This stunning, brand-new contemporary residence located in the prestigious and sought-after area of Edgbaston, just a short stroll from the picturesque Edgbaston Reservoir. This uniquely designed, one-off build offers the pinnacle of modern luxury, cutting-edge technology, and thoughtful craftsmanship, presenting a rare opportunity to acquire a truly bespoke home.

PROPERTY FEATURES - 6 Spacious Bedrooms, including 4 en-suites

- 5 Luxurious Bathrooms with premium finishes
- 3 Elegant Reception Rooms perfect for entertaining
- 2 Fully Equipped Kitchens, ideal for multi-generational living or culinary enthusiasts
- 5 Toilets in total for maximum convenience
- Double Garage with ample off-road parking
- Large Landscaped Garden with patio, lawn, and privacy fencing
- Gated Residence offering privacy and security

Inside, you'll find over 4,380 sq. ft. of light-filled living space, featuring high ceilings, expansive open-plan areas, and premium materials throughout. The sleek, handleless



REASSURINGLY LOCAL



kitchen is complemented by top-of-the-range integrated appliances and a central island, perfect for both casual meals and hosting guests.

The home is fitted with smart home technology throughout, allowing control of lighting, heating, security, and entertainment at your fingertips. Full fibre-to-premises broadband ensures lightning-fast connectivity for home working or streaming

This move-in-ready masterpiece seamlessly blends style, space, and substance - all set within a quiet, exclusive gated development in a highly desirable location.

WARRANTY Details to follow.

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: New Build - TBC

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:
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