



Rear Garden
Block paved patio area, predominantly laid to lawn, established trees, shrubbery and hedgerow to borders.

FIRST FLOOR

Landing
Carpeted stairs with spindled bannister lead to landing, one sash window, alarm panel, loft access, ceiling light point and two recessed spot lights, high ceilings and doors lead to:

Master Bedroom
Rear facing sash window, carpeted, high ceilings with coving and decorative rose surrounding light point, radiator, door to en-suite, fireplace.

En-suite Shower room
Spacious en-suite, wooden flooring, sash window, corner shower unit, roll top bath, inbuilt vanity mirror, low level WC and contemporary sink, radiator, two wall mounted light points.

Bathroom
Front facing sash window, wooden flooring, shower above bath, low level WC, hand basin within vanity unit, recessed ceiling light points, high ceilings, radiator, heated tower rail.

Bedroom Two
Front facing sash window, fireplace, high ceilings, decorative ceiling rose around light point, coving, power points, radiator, carpeted.

Bedroom Three
Front facing double glazed sash window, carpeted, high ceilings with ceiling cover and decorative rose surrounding light point, power points, TV/FM point, fireplace.

Bedroom Four
Sash window with rear garden aspect, high ceilings with coving and decorative ceiling rose with light point, carpeted, radiator, power points.

OUTSIDE
Breakfast Terrace
Steps lead to gated terrace from garden, currently laid with astro turf style covering. Ideal for late breakfast mornings in the fresh air or ideal space for playing toddlers.

Rear Garden
Block paved patio area, predominantly laid to lawn, established trees, shrubbery and hedgerow to borders.



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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 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
Sales and Lettings

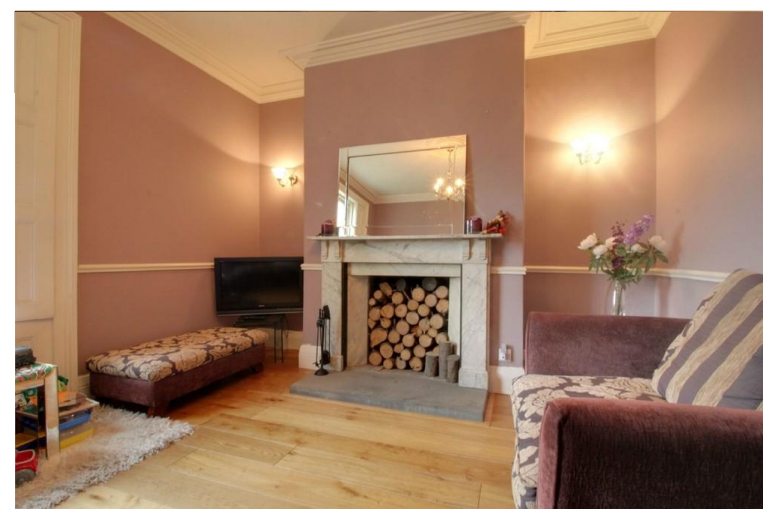
95 Bristol Road
Edgbaston, West Midlands, B5 7TU

- Georgian townhouse
- Grade II Listed
- Character features of high ceilings and sash windows
- Decorative coving and feature

Offers Over £599,950



95 Bristol Road, Edgbaston, West Midlands, B5 7TU



Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with Edgbaston Cricket Ground, MAC theatre, The Priory tennis club and Golf clubs within short walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offerings shopping boutiques in the city nearby

APPROACH

Front driveway to accommodate to cars with ease, raised flower bed, wall to front boundary, steps lead up to front door, with door to garage also.

Garage

Double opening doors, with access to lower ground level and rear garden also, one ceiling strip light, fuseboard, store room to rear.

LOWER GROUND FLOOR

Hallway

Carpeted stairs lead from ground floor down, with wooden flooring, ceiling light point with three spot plate, doors to garage and two family rooms.

Family Room

Multifunctional room currently used as a home gym, with alcove storage/dressing area and further storage, boasting beautiful stone fireplace, two radiators, sash window, one ceiling light point with five spot tracker, power points, wall mounted light points.

Sitting room

Another multifunctional room ideal for home office/cinema room/kids playroom, wooden flooring, power points, radiator, once ceiling light point with three spot plate.

Shower room

Partly tiled, wet room style shower, letterbox style window with rear aspect, contemporary sink, low level WC, extractor fan, recessed ceiling spot lights.

Utility room

Sash window, storage, door to rear garden, plumbing for washing machine, porcelain sink and work top space, tiled flooring, baxi boiler, one ceiling strip light.

UPPER GROUND FLOOR

Entrance hallway

Wooden flooring, alarm panel, high ceilings, low level radiator, ceiling coving and ceiling roses with two light points, wall mounted light point.

Doors to three reception rooms, stairs to lower level and first floor through living room

Sash window with rear aspect and beautiful front facing bay window, carpeted, fireplace, high ceilings, two radiators, in built book case, two ceiling lights points with decorative rose surrounds, ceiling coving, power points, TV point.

Kitchen/Breakfast room

Range of wall and base mounted units, wooden work tops, sash windows with rear and side aspect, double stainless steel sink, power points, space for a range, ceiling coving and ceiling rose, two wall light points. Two ceiling light points-one with three spot plate, wooden flooring fireplace.

French doors lead to terrace.

Drawing room

Sash window front facing with wooden shutters, high ceilings, decorative coving

Drawing room

with rose and light point, open fireplace, wooden flooring, radiator, two wall mounted light points.

OUTSIDE

Breakfast Terrace

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Property Description

THE PROPERTY

With style and charm this Georgian townhouse really is the epitome of elegance. Beautiful features throughout include the fireplaces, high ceilings, sash windows, decorative coving and fine detail which provide genuine character. It is complimented by some modern touches and upgrades to the property, with accommodation set out over three floors. The layout includes three reception rooms on the ground floor, the breakfast room of which is adjacent to the modern kitchen and has French doors opening on to the breakfast terrace. The lower level rooms are currently also being used to the maximum by the current vendor, one as a spacious gym, the other a home office-which would also make for quaint cinema room come play room. A utility room is ideal for laundry area whilst the contemporary wet room style shower compliments the large en-suite and family bathrooms on the first floor. Each bedroom offers double bedroom space and combined with the high ceilings offers the feeling of a spacious first floor.

A Front driveway and garage offer ample parking areas with a large rear garden to the property completing what is a fantastic opportunity.

THE AREA

Bristol Road is a main arterial route offering excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, Queen Elizabeth hospital, city amenities/plethora of independent restaurants of Brindley Place.

SCHOOLS

Excellent primary secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward