



Floor Layout



Total approx. floor area 3,207 sq ft (298 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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Moorland Road

Edgbaston

B16 9JP

Asking Price Of £750,000

- Five-Bedroom Family Home
- 3207 Sq. Ft.
- Landscaped West Facing Garden
- Cul-De-Sac Location



Moorland Road,
Edgbaston, Birmingham, B16 9JP
Asking Price Of £750,000



Property Description

DESCRIPTION Moorland Road. A superb Five-Bedroom, detached family residence in a much sought after Edgbaston cul-de-sac. The property offers features benefitting its Arts & Crafts style heritage, with intricate detailing and characteristics, complimented by over 3207 Sq. Ft. of accommodation and modernisations.

The ground floor boasts a grand entrance hallway, two spacious reception rooms, with the front living room offering a beautiful bay window and the receptions room with gorgeous fireplace. Leading into a modern breakfast kitchen offering access to rear patio via the light and spacious conservatory or boot room entrance.

The first floor benefits from three double bedrooms and a bathroom with shower whilst the second floor consists of two further large double rooms, inclusive of the master bedroom and shower room.

Externally a large drive should be encouraging for those who like to entertain guests, with a garage ideal for those wanting to tuck the car away to sleep at night, plus the expansive garden should be a family favourite.

LOCATION Moorland Road is conveniently located within a popular Edgbaston neighbourhood and the prestigious, quaint "pocket" of Edgbaston with St Augustine's Church at the epicentre, offering excellent road and transport links in to Birmingham city centre and motorway links of M6 /M40 beyond.

The property is very close to Queen Elizabeth and City Hospitals, University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

SCHOOLS Excellent primary, secondary and prep schools are very close by with Lordwood High school, St Pauls Girls school and plethora of private schooling options.

LEISURE Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf club within a short drive, with world renowned Edgbaston cricket ground



offering world class sports entertainment. There are local facilities at Cannon Hill Park and Edgbaston reservoir ideal for a local Sunday stroll or a bike ride. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

APPROACH Welcoming and spacious black paved driveway, shrubbery to boundary, doors to garage and front door.

HALLWAY Entrance porch leads into grand hallway, carpet flooring, high ceilings, radiator, carpeted stairs to first floor and doors to :

CLOAKROOM/ W.C. Low level WC, obscure glazed window, ceiling flush light, pedestal sink.

LIVING ROOM Gorgeous fireplace, carpeted, ceiling light point, radiator, bay windows, power points, TV point.

RECEPTION ROOM French doors with rear access, carpet flooring, fireplace with mantle surround, radiator, decorative ceiling coving, surrounding light point, power points.

DINING ROOM French doors with rear access, herringbone flooring, radiators, decorative ceiling coving, surrounding light point, power points.

PANTRY A large storage, housing plumbing with space for a washing machine and separate dryer.

BREAKFAST KITCHEN Fitted kitchen with range of wall and base mounted units, appliances of range with four ring hob and extractor hood above, with fridge, plus work top surfaces and stainless steel sink and draining area with mixer tap above, ceiling light point, tiled flooring power points, radiator, double glazed windows to rear patio and doors to side conservatory and to large boot room.

CONSERVATORY Offering a large amount of natural light with views over the rear garden, tiled flooring, radiators and power points.

BOOT ROOM With access through to the rear patio, plumbing, tiled flooring power points.

FIRST FLOORLANDING Carpeted, storage cupboards, ceiling light points, decorative coving, doors to:

BEDROOM THREE Front facing glazed window, carpeted, radiator, power points, washbasin, decorative ceiling coving, ceiling light point.

BEDROOM TWO Rear facing windows, ceiling coving, built in wardrobes, ceiling light points, carpet flooring, washbasin, power points, fitted wardrobes, gas fire.

BEDROOM FIVE Rear facing double glazed window, carpet flooring, washbasin, ceiling light point radiator power points



To book a viewing
of this property:

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