

Floor Layout



Total area: approx. 323.6 sq. metres (3483.2 sq. feet)

Total approx. floor area 3,483 sq ft (324 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.



Moorland Road

Edgbaston

B16 9JP

Asking Price Of £885,000

- Five-Bedroom Detached Family House
- 3483 Sq. Ft.
- Spacious Driveway
- Superbly Extended To The Rear





Moorland Road,  
Edgbaston, Birmingham, B16 9JP  
Asking Price Of £885,000



## Property Description

### DESCRIPTION

Located in the prestigious neighbourhood of Edgbaston, Moorland Road presents a stunning five-bedroom detached family home spanning over 3,483 Sq. Ft that exudes elegance and comfort. Recently renovated, this property boasts a brand-new kitchen, living room area, perfect for modern living and entertaining guests. The spacious layout offers ample room for relaxation and social gatherings, while the sleek design and high-quality finishes create a luxurious atmosphere. With its prime location and contemporary features, this residence is the epitome of sophisticated living in a sought-after area.

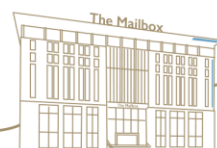
Upon entering this exquisite property on Moorland Road, you are greeted by a spacious entrance hallway that sets the tone for the grandeur within. The ground floor features a versatile family room, a formal dining area for hosting gatherings, and a modern kitchen & family room with bifold doors and windows that flood the space with natural light. Additionally, a convenient utility room and garage provide practical amenities for daily living.

When ascending the grand staircase to the first floor, where you will find three generously sized bedrooms that offer comfort and privacy. A stylish family bathroom with a separate w.c. that adds convenience for residents and guests alike. Continuing to the second floor, you will discover the fourth and fifth bedrooms, with the former with its own en-suite bathroom. The property provides a luxurious retreat for relaxation and rejuvenation. This thoughtfully designed layout ensures ample space for both socializing and personal sanctuary, making it the perfect family home in this prestigious location.

The property has a well-maintained rear garden with paved patio area, lawn, established and mature trees and flower beds and shrubbery to borders, shed and fencing to boundaries.



REASSURINGLY LOCAL



### 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.

### 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: G

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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:

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