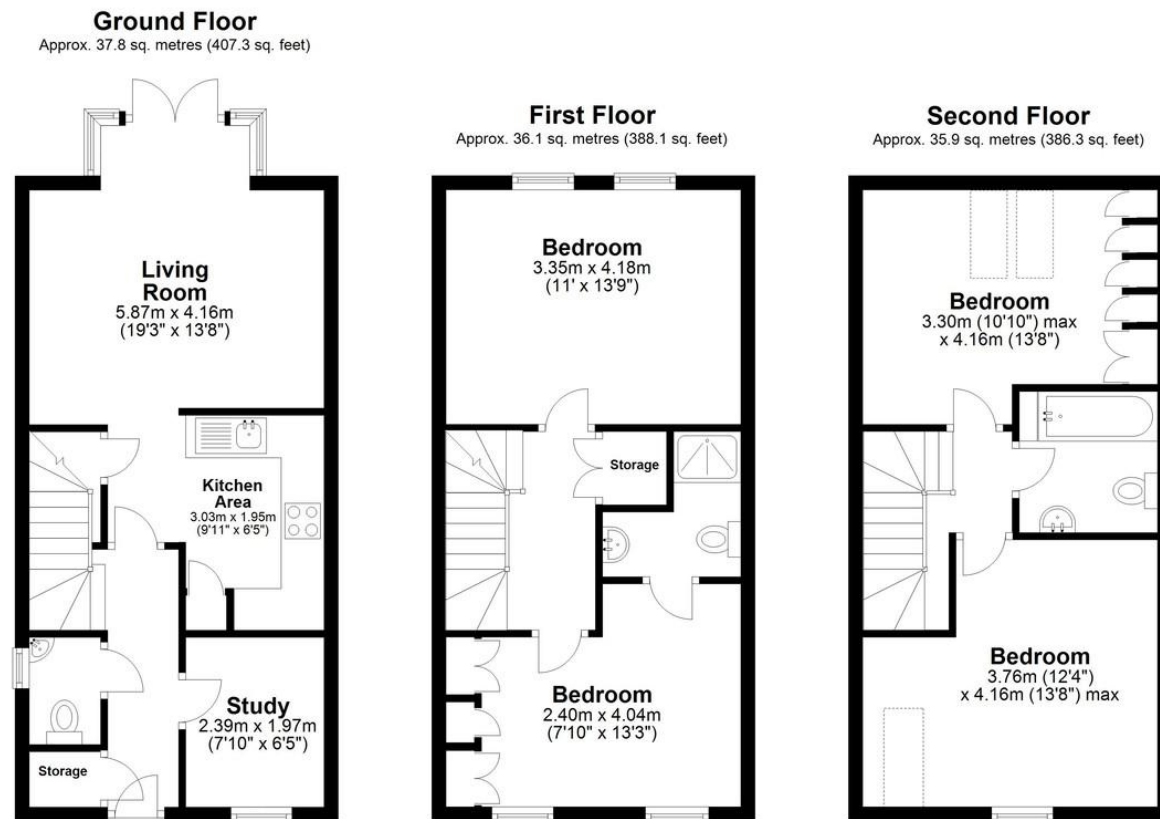




Floor Layout



Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

Total approx. floor area 1,181 sq ft (110 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.

Edgbaston Branch
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5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence

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



REASSURINGLY LOCAL



Perrott Way

Edgbaston

B17 8LW

Offers Over **£370,000**

- Modern Family Home
- 1181 Sq. Ft.
- Three/ Four-Bedroom Semi-Detached Family Home
- Off Road Parking With Large Driveway Plot



Perrott Way,
Edgbaston, Birmingham, B17 8LW
Offers Over **£370,000**

Property Description

DESCRIPTION A wonderfully presented, three/ four bedroom, semi-detached property located within the sought after Lordwood Gardens Development. The prestigious development is conveniently situated within easy reach of Birmingham City Centre via road or nearby public transport.

This stunning family home is spacious, light and has high quality fixtures and fittings throughout inclusive of central heating and double glazing (both where specified). In addition to the high finish the property offers, George Dixon Road benefits from being within the 10-year new home guarantee to provide peace of mind for the new owner.

It is set over three floors and briefly comprises of:- an entrance hallway with a guest w.c. and study just off, large open plan kitchen & dinner with French doors leading to the rear garden, stairs leading to the first floor which benefits from the master bedroom with an en-suite bathroom, the fourth bedroom/ reception room with rear aspect views, which then leads to the second floor, boasting two large bedrooms and a family bathroom.

The property boasts a mature private garden to the rear with a patio area, a large garage and driveway.

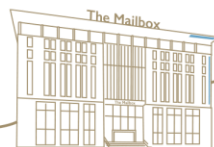
LOCATION The property is conveniently located on George Dixon Road which runs between Portland Road and Bernard Road in Edgbaston. The property is very well situated with easy access to Hagley Road and links to Birmingham City Centre, the Queen Elizabeth Hospital and is ideally located for the proposed Midland Metropolitan Hospital.

The property itself is set back from the road by a driveway providing off road parking for two or more cars and an attractive lawned area and pathway leading to the entrance door.

James Laurence highly recommends a viewing in order to fully appreciate the accommodation on offer.



REASSURINGLY LOCAL



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: D

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

