



Floor Layout



Total area: approx. 166.8 sq. metres (1795.6 sq. feet)

Total approx. floor area ( )

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.

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

Lee Crescent,  
Edgbaston

B15 2BJ

Asking Price Of **£540,000**

- Grade II Listed Townhouse
- Three bedrooms
- Three Storeys + Cellar
- Modern finish throughout





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Birmingham, B15 2BJ  
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## Property Description

**PROPERTY** A stunning Grade II listed Georgian townhouse in a very convenient Edgbaston Location. This charming home offers a tasteful mix of character features and modern luxury finishes. Set across three storeys with a cellar that would be perfect for a wine collection, this property offers a comfortable and practical living space. The ground floor comprises an entrance hallway with living room, kitchen/diner, and access to the cellar off. The first floor features a landing with two bedrooms with Jack and Gill shower room, and a family bathroom. The second floor has a spacious third bedroom with ensuite bathroom.

Outside to the rear of the property is a landscaped garden with outdoor studio space. There is also side access to the property

**LOCATION** Lee Crescent leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and the luxury of on road parking permit parking. The road itself was named after Thomas Lee, an attorney-at-law in Birmingham in the late 18th century, who owned the land. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station on the new Street line. Current tran line extensions mean there will be a short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

Excellent primary, secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School. Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding 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:** E

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.

**Further Material Information:**

**Part A**  
**Council Tax / Domestic Rates:** E  
**Asking price:** £540,000.00  
**Tenure\*:** Freehold

**Part B**  
**Property type:** Grade II  
**Property construction:** Bricks  
**Number and types of room:** Four-Bedroom.  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas.  
**Broadband:** We recommend you complete your own investigation  
**Mobile signal/coverage:** We recommend you complete your own investigation  
**Parking:** On-road.

**Part C**  
**Building safety:** N/a.  
**Restrictions:** Please seek confirmation from your solicitor.  
**Rights and easements:** Please seek confirmation from your solicitor.  
**Flood risk:** N/a.  
**Coastal erosion risk:** N/a.  
**Planning permission:** Please seek confirmation from your solicitor.  
**Accessibility/adaptations:** N/a.

## To book a viewing of this property:

**Call:**  
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**Email:**  
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