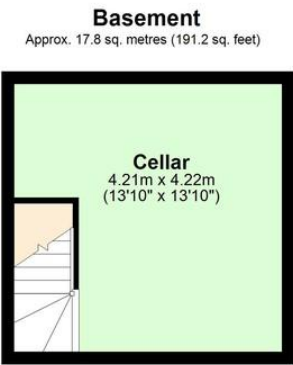
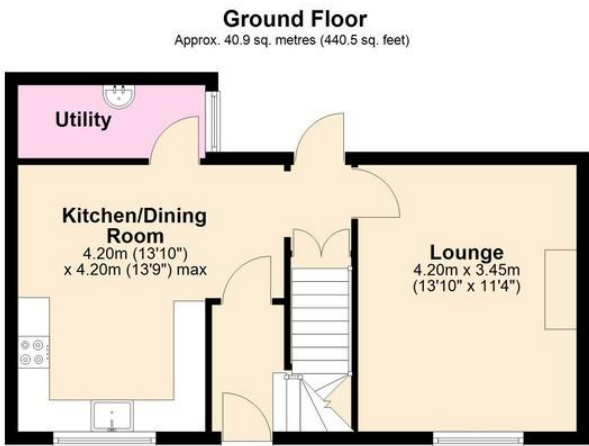




Floor Layout



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)

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.

Total approx. floor area 1,067 sq ft (99 sq m)

Edgbaston Branch  
0121 4565454  
edgbaston@jameslaurenceuk.com  
5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ



*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*



REASSURINGLY LOCAL



Bristol Road

Edgbaston

B5 7TX

Offers over £400,000

- Grade II Listed Mews House
- Two Bedrooms
- Two Secure Off-Road Parking Spaces
- Spacious South Facing Garden





Bristol Road,  
Edgbaston, B5 7TX  
Offers over £400,000

## Property Description

*DESCRIPTION* A unique Grade II listed mews house in a discrete yet central location, set off Bristol Road on the Calthorpe Estate. The property boasts a modern living space with character features throughout.

The accommodation is set across two floors with circa 1067sqft of internal living space comprising: entrance hallway, modern kitchen/dining room, cloakroom, living room with dual aspect, two bedrooms, family bathroom, and a cellar.

The exterior of the property is rendered in white with a pitched slate roof. To the side is a large archway with iron gates providing side access to the rear of the property. To the rear of the property there is a spacious south facing garden, and secure parking for two cars – something very hard to find for such a central location.

*LOCATION* This charming property is situated just off a picturesque lane, leading from Bristol Road (A38), offering ease of access to Birmingham city centre, in a central Edgbaston location, within the prestigious Calthorpe Estate. The property is very close to Queen Elizabeth hospital, within easy reach of local amenities of nearby Wheellys Rd shops and an eclectic range of boutiques of Harborne high street which also come with a plethora of independent eateries.

Excellent primary, secondary and prep schools are very close by 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 a stone's throw from the property-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of prestigious international and national cricket matches. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.



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:* 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:* £420,000

*Tenure\*:* Freehold

*Part B*

*Property type:* Mews House

*Property construction:* Purpose built.

*Number and types of room:* Two Bedrooms

*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:* Yes – Two Secure Off-Road Spaces

*Part C*

*Building safety:* N/a.

*Restrictions:* N/a.

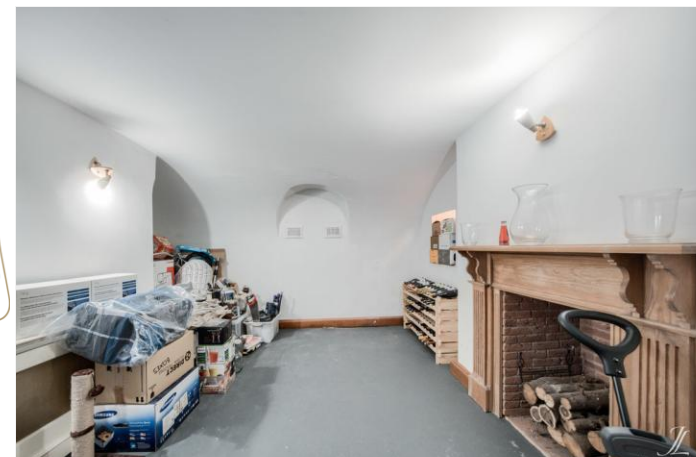
*Rights and easements:* N/a.

*Flood risk:* N/a

*Coastal erosion risk:* N/a.

*Planning permission:* N/a.

*Accessibility/adaptations:* N/a.



To book a viewing  
of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

