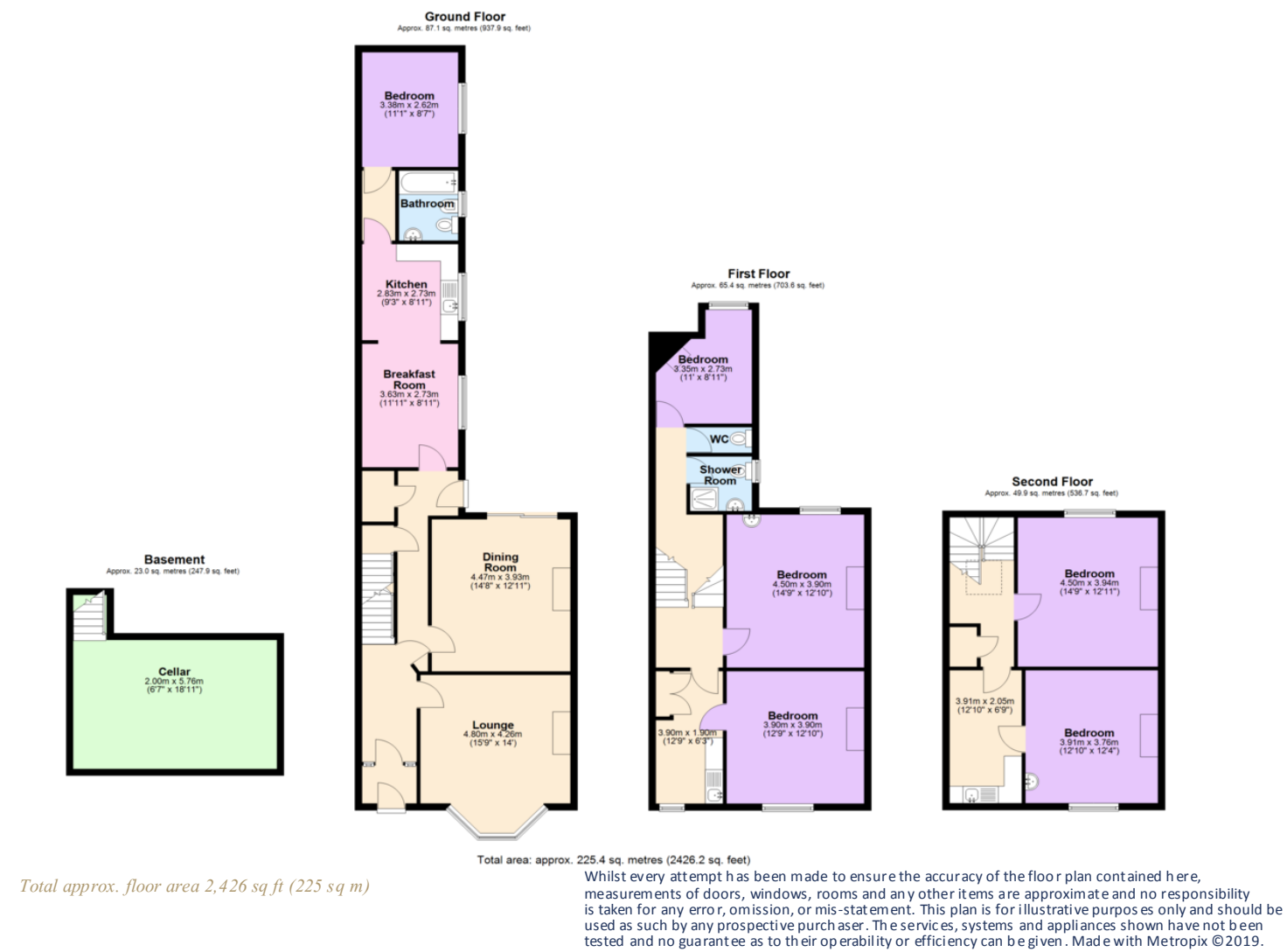




Floor Layout



Total approx. floor area 2,426 sq ft (225 sq m)

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
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



Clarendon Road

Edgbaston

Birmingham

B16 9SD

Offers over £750,000

- Six Bedroom Semi-Detached House
- Set Across Three Storeys
- Off-Road Parking & Large Rear Garden
- 2426 sqft



Clarendon Road,
Edgbaston, Birmingham, B16 9SD
Offers over £750,000

Property Description

DESCRIPTION A substantial six-bedroom family home with expansive accommodation across the storeys.

With an impressive 2426 sqft of internal accommodation, this six-bedroom Victorian semi-detached home presents an exceptional opportunity for buyers seeking space, character, and scope to refurbish to personal taste.

Retaining some of it's period features, the property retains its architectural features typical of the era and offers a practical layout. The ground floor features a living room, dining room, breakfast room, kitchen, bedroom and bathroom. The first floor has three bedrooms (one of which has an annexe with kitchenette), a bathroom, and separate WC, whilst the second floor features a further two spacious bedrooms (one of which has a kitchenette).

To the front of the property there is a driveway with space for two cars which is bordered by a well-maintained flower bed. To the rear of the property is a spacious garden with lawn and well-kept flower beds to the side.

While internal modernisation is required, this home offers it's new owner the chance to make their mark on the property and restore it to its full potential. With its generous footprint, authentic Victorian proportions, and solid structure, this is a rare opportunity to acquire a stunning family home.

LOCATION Clarendon 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.

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



REASSURINGLY LOCAL



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.

When it comes to schooling, excellent primary, secondary and prep schools are very close by with Lordswood High school, St Pauls Girls school and plethora of private schooling options.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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 - F

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

