



Stonebury

Edgbaston

B15 3PS

Asking Price Of **£295,000**

Two-Bedroom Apartment

Off Road Parking & Garage

861 Sq. Ft.

No Upward Chain



Property Description

DESCRIPTION An exceptional dual-aspect ground floor apartment, beautifully refurbished and finished to the highest standard, enjoying delightful views over extensive south-facing grounds and access to a communal terrace.

The accommodation comprises a spacious sitting room with sliding UPVC glazed doors opening onto the immaculately landscaped gardens, a magnificent open-plan breakfast kitchen with premium integrated appliances (Miele, NEFF & Blomberg), two generous double bedrooms with contemporary fitted wardrobes, and a stylish wet room-inspired bathroom.

Additional benefits include a private garage with an electric up-and-over door, situated within a separate block, along with further off-road parking onsite.

LOCATION Stonebury is superbly situated on the highly regarded Norfolk Road, right in the heart of Edgbaston, one of Birmingham's most prestigious residential areas. The property lies within the renowned Calthorpe Estate, known for its leafy avenues, period architecture, and excellent sense of community.

The location offers the perfect balance between peaceful, green surroundings and easy access to the city. Birmingham city centre is just over two miles away, providing an extensive choice of shopping, dining, cultural and leisure facilities. The vibrant Harborne High Street, with its independent cafés, bars, and restaurants, is also nearby.

For commuters, Five Ways and University train stations are both within easy reach, while excellent road links connect quickly to the national motorway network. Birmingham International Airport and the NEC are also readily accessible.

Recreational opportunities are plentiful, with Edgbaston Golf Club, Botanical Gardens, Cannon Hill Park, and the Edgbaston Priory Club all close by. The area is also well served by excellent healthcare facilities at the Queen Elizabeth Hospital and the private BMI Edgbaston and Priory Hospitals.

Families benefit from proximity to some of the region's finest schools, including Hallfield, West House, Blue Coat, Edgbaston High School for Girls, and King Edward's School.



Floor Layout



Total area: approx. 80.0 sq. metres (861.2 sq. feet)
13 Stonebury Norfolk Road, Edgbaston

Total approx. floor area 861 sq ft (80 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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