



Floor Layout



Total approx. floor area 1,556 sq ft (145 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.

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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

James Laurence



REASSURINGLY LOCAL



Ryland Road

Edgbaston

Birmingham

B15 2BW

Asking Price Of £525,000

- Three Storey Victorian House
- Three Double Bedrooms
- Two Bathrooms
- Victorian Era - Period Features
- Off-Road Parking



Ryland Road, Edgbaston, Birmingham, B15 2BW

Asking Price Of £525,000

Property Description

DESCRIPTION A charming yet spacious three-bedroom terraced family home, beautifully presented throughout, located in a prime Edgbaston location on the cusp of Birmingham City Centre. This three storey Victorian property offers 1557 sqft of accommodation and a wonderful combination of modern finishes and character features befitting its era circa 1860 such as original fireplaces and sash windows complimented by high ceilings.

The internal accommodation comprises a welcoming hallway leading through to a generous double reception room, cleverly arranged with a dining area to the front and a cosy lounge to the rear. The dining space retains a feature fireplace and neutral carpeting, while the lounge area is set slightly elevated, finished with painted wooden floorboards, a log-burning stove and sash-style window, creating an inviting family hub.

The kitchen is contemporary in style with warm wood flooring, cream cabinetry and complementary wood-effect worktops. It features a gas hob with extractor, built-in oven and microwave, and a stainless-steel sink beneath a large window overlooking the decked area of the garden.

Upstairs, the three bedrooms are all well-proportioned and individually styled. The principal bedroom is a bright double with a large sash window, painted chimney breast and fitted carpet. A second double is similarly generous, with painted accent wall and feature cast iron fireplace and picture window frame overlooking the garden. The third bedroom, currently arranged as a home office, has fitted carpeting, a bespoke desk running beneath a wide window, and excellent natural light - perfect for flexible use.

There are two bathrooms: the family bathroom is finished with grey slate-effect tiling, a modern white suite with bath and overhead rainfall shower, and contemporary washbasin with vanity storage. The second bathroom provides a stylish walk-in shower with marble-effect tiling, a sleek wash basin, and WC.

To the front, the property is set behind an attractive red-brick façade with original sash windows, complemented by mature planting and a block-paved approach. The rear garden is private, mature and well-established, terraced with a decked seating area, a paved patio adjoining a brick shed and a tree-lined lawn, creating an ideal space for summer dining, entertaining or simple relaxation.



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LOCATION Ryland Road leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and boasts the luxury of residents' off road parking. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from the nearby Five Ways train station-on the new Street line, as well as a short walk to a station in the not to distant future. The property is within easy reach of local amenities in nearby Temple Field Square shops with and very accessible to A38 road links to M6 motorway and Birmingham International Airport beyond.

Excellent primary, secondary and prep schools are in the vicinity including 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 renowned home of international cricket tournaments. Grand Central, the exclusive Mailbox and the Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

JAMES LAUENCE 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 - E

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To book a viewing of this property:

Call:
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