



41 LEE CRESCENT
EDGBASTON, BIRMINGHAM, B15 2BJ

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£735,000

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A handsome Grade 2 Listed Georgian townhouse, offering beautifully appointed accommodation extending to some 2,635 sq. ft (245 sq. m), with delightful southwest facing walled gardens to the rear, and set in a popular residential area of Edgbaston conveniently placed for easy access to Birmingham City Centre.

Situation

Lee Crescent is a stunning Regency style crescent with houses to the one side, facing onto a tree lined green and approached from Ryland Road. The property is exceedingly well placed for access to Five Ways railway station (only about 0.5 of a mile) on Birmingham Middleway and providing direct access to Birmingham New Street Station which is one stop (4 minutes) down the line, and to Birmingham City Centre, which lies only approximately a mile or so to the north. Lee Crescent is also well placed for the local shops within the nearby Templefields Square small shopping precinct (only around a half a mile away), where there is a Co-op convenience store, café, and a hairdresser. There is a Morrisons supermarket located just off the Fiveways island, and the property is also very well placed for easy access to West House Preparatory School.

Description

41 Lee Crescent is a beautifully appointed and handsome Georgian townhouse, Listed Grade 2 for its architectural and historical importance (dating from 1830 -1855) with exceptionally well-presented accommodation extending in all to some 2,635 sq. ft. (245 sq. m). This stunning family home is arranged over 3 floors, to include a superb basement conversion, and over the years has been tastefully modernised and sympathetically updated. Care has been taken to retain numerous character features throughout, to include large sash windows, ceiling covings, and a few splendid fireplaces. Central heating is gas fired.





There is a delightful private garden to the rear, enjoying a south westerly aspect, with extensive seating areas and well maintained tiered lawns leading up to the useful summer house to the far end, which could also be used as a potential home office/studio. The property is set back from Lee Crescent at the front behind, mid-rise iron railings and benefits from on road permit parking.

Accommodation

On the Ground Floor

A front door with fanlight window over leads into the central **reception hall**, with a **cloakroom**, direct access out onto the rear patio and gardens, and doors radiate off to the principal reception rooms.

The dual aspect front **sitting room** has a fine exposed wood floor, a central fireplace with a timber surround and is flanked by arched display alcoves. French doors open out onto the southwest facing seating terrace and gardens to the rear.

The front formal **dining room** has an exposed wood floor, and central fireplace with a timber surround, and coal effect gas fire set within.

The superb **family room** is located to the back of the house and is ideally suited for modern day family living. French doors open out onto the rear terrace and gardens which enjoy a delightful south westerly aspect to therefore make the most of the afternoon sun.

The excellent **kitchen** leads directly off the family room and is fitted with a range of duck egg blue painted base and wall mounted units, contrasting walnut style work surface areas, one and a half bowl sink unit with mixer tap, two seater breakfast bar, space for American style upright fridge/freezer, Siemens oven/grill and a 5 ring electric induction hob with extractor fan over, Bosch integrated dishwasher, and space/plumbing for a washer/dryer. A glass panelled door gives further access onto the terrace and gardens.





On the Lower Ground Floor

Providing excellent versatile additional living space and currently comprising a home office/study in the one room, and a superb games room/cinema, with fitted seating, storage and a most useful wine/drinks store off.

On the First Floor

From the reception hall a staircase leads up to the first floor landing, and doors radiating off to the 4 bedrooms and family bathroom.

Bedroom 1 enjoys an attractive dual aspect and has fitted classically styled wardrobes. There are a further **2 double bedrooms** on this floor, both with built in storage and fine cast iron feature fireplaces. **Bedroom 4** is the smaller of the four bedrooms and is currently utilised as a sewing room/studio, but opposite the main bedroom, would also be well suited as a nursery/child's bedroom. A generous size **family bathroom** has a part sunken bath, separate walk in shower, wash hand basin with ample fitted storage around, and a WC.

Outside

The wonderful and private walled gardens lie to the rear of the house and enjoy a delightful south westerly aspect, with an extensive and sheltered terrace providing a superb outside entertaining area. There is a secure side access leading from the rear of the house to the front, and a gardener's WC next to the kitchen. The tiered gardens rise from the patio area, intersected by brick pathways, generous areas of lawn and well planted borders, and continue up to the summerhouse to the far end. This provides an amazing space and also has the potential for use a possible home office/studio space.

General Information

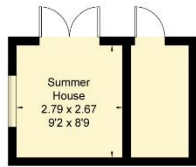
Tenure: The property is Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band F

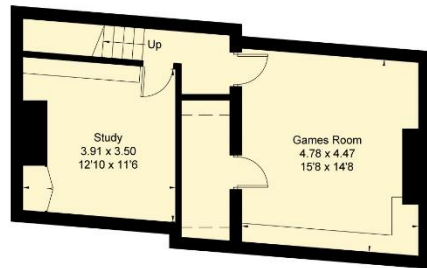




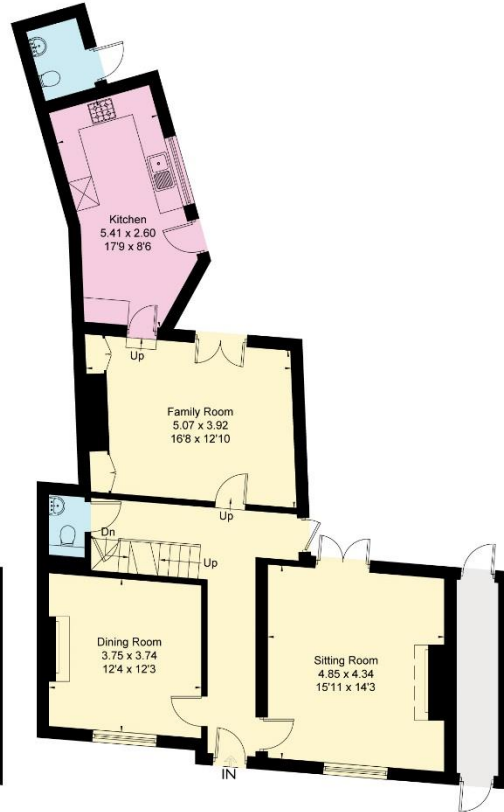
Approximate Area = 177.5 sq m / 1,911 sq ft
 Basement = 47.6 sq m / 512 sq ft
 Outbuildings = 19.7 sq m / 212 sq ft
 Total = 244.8 sq m / 2,635 sq ft
 Including Limited Use Area (2.6 sq m / 28 sq ft)



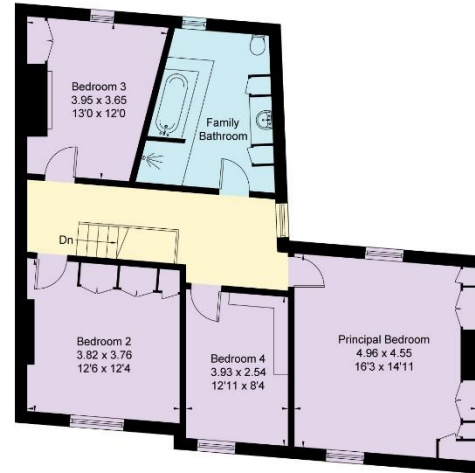
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 299144

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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