



19 CLAREMONT GARDENS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3AZ



CHARTERED SURVEYORS & ESTATE AGENTS



19 CLAREMONT GARDENS £6,000 pcm

EDGBASTON

A brand-new high specification 6 bedroomed detached house within an exclusive gated development and situated within a prime residential area. Unfurnished, available immediately.

Situation

Norfolk Road is located within the prime residential area of Edgbaston, some two and a half miles to the west of Birmingham City Centre. Harborne's bustling High Street is approximately a mile away and offers an array of local shops, supermarkets, coffee shops, pubs and restaurants.

Description

Claremont Gardens forms part of the highly regarded Beaufort Development by Spitfire Homes. One of just 7 bespoke detached houses tucked away behind private gates to the rear of the development, number 19 is the largest house with the largest plot on the development. Offering an impressive 3,909 sq ft (363 sq m) in all, the property provides a rare opportunity to rent a substantial family home which is finished to an exceptional specification.

To the ground floor there is a spacious reception hall, cloakroom WC, large living room, study/playroom, superb open-plan kitchen/living/dining room with two sets of bi-folding doors to the garden, utility room connecting to the integral double garage. The bespoke kitchen has high quality cabinetry, premium quartz work-tops, range of integrated appliances including Neff gas hob, single oven and separate combination microwave oven, Zanussi dishwasher and fridge freezer. There is individually zoned under floor heating to the ground floor accommodation.

On the first floor there are four excellent double bedrooms, including a one with fully fitted walk-through dressing room leading to an en suite shower room, as well as a second en suite bedroom. The remaining two bedrooms have top quality Neville Johnson fitted furniture and share a luxury house bathroom.

On the second floor is a vast principal bedroom suite including a fabulous Neville Johnson fitted dressing area and a large en suite bath/shower room. Adjacent is the sixth bedroom which would also make an ideal home office if needed. All bath/shower rooms have Villeroy and Boch sanitaryware with polished chrome fittings by Hansgrohe, quality ceramic tiling to floors and walls, chrome heated towel rails.

Outside

To the front of the house is a brick paved driveway with parking for two cars, leading up to the integral double garage for additional parking. To the rear is a surprisingly large garden which has been landscaped to include a generously sized terrace and a sizeable area of lawn.

General Information

Rent Term: 12 months minimum

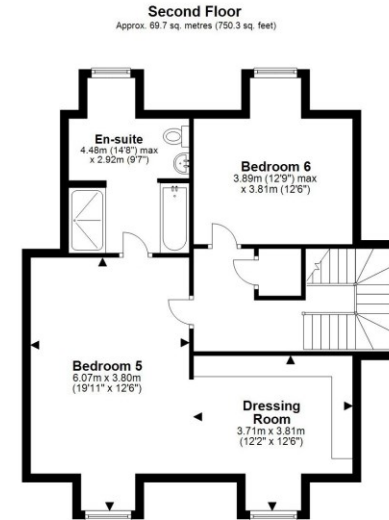
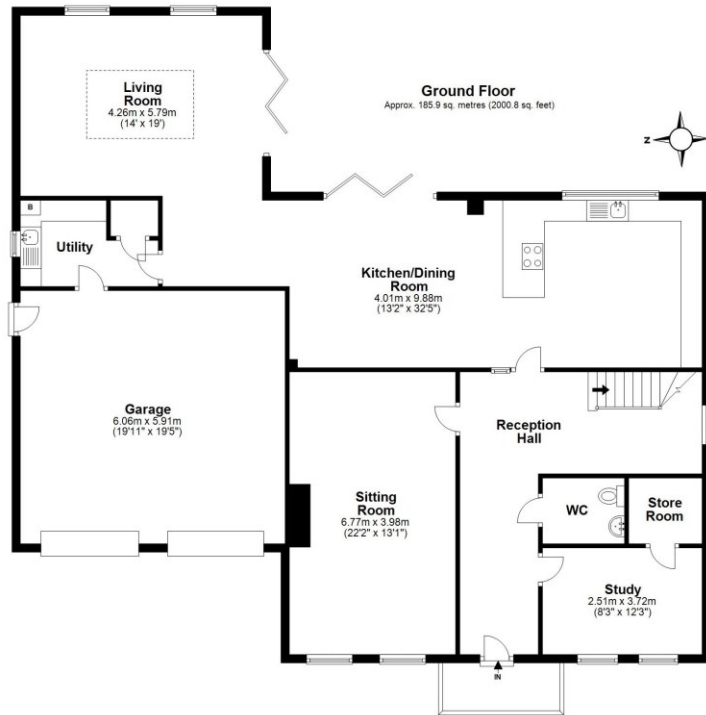
Availability: Immediate

Council Tax Band: TBC



To view this property call Robert Powell on **0121 454 6930**

19 Claremont Gardens in Edgbaston



Total area: approx. 363.2 sq. metres (3909.1 sq. feet)

Disclaimer
Floorplan for illustrative purposes only.
Measurements are approximate and not to scale.
Please re-check all information before making any decisions.
Area excludes any white tiled walls.
For more information please contact the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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