



**26 CLAREMONT GARDENS**  
NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3AZ

**ROBERT POWELL**  
CHARTERED SURVEYORS & ESTATE AGENTS



## 26 CLAREMONT GARDENS £5,000 pcm

EDGBASTON

A brand-new high specification 5 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 16 offers an impressive 2,800 sq ft (260 sq m) in all and offers a rare opportunity to rent a substantial family home which is finished to an exceptional specification.

To the ground floor there is a good-sized reception hall, cloakroom WC, large living room, superb open-plan kitchen/living/dining room with bi-folding doors from the living area to the garden and double doors from the dining area to the garden. 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 a utility room off the dining area which connects to the integral double garage. There is individually zoned under floor heating to the ground floor accommodation.

On the first floor there is a master double bedroom with fitted walk-in dressing area and an en suite shower room, two further double bedrooms with en suite shower rooms, one with fitted wardrobes, and another double bedroom with fitted wardrobes. The remaining two bedrooms are both single rooms and share a luxury house bathroom.

### 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 most pleasant garden which has been landscaped to include a generously sized terrace and a lawn.

### General Information

**Rent Term:** 12 months minimum

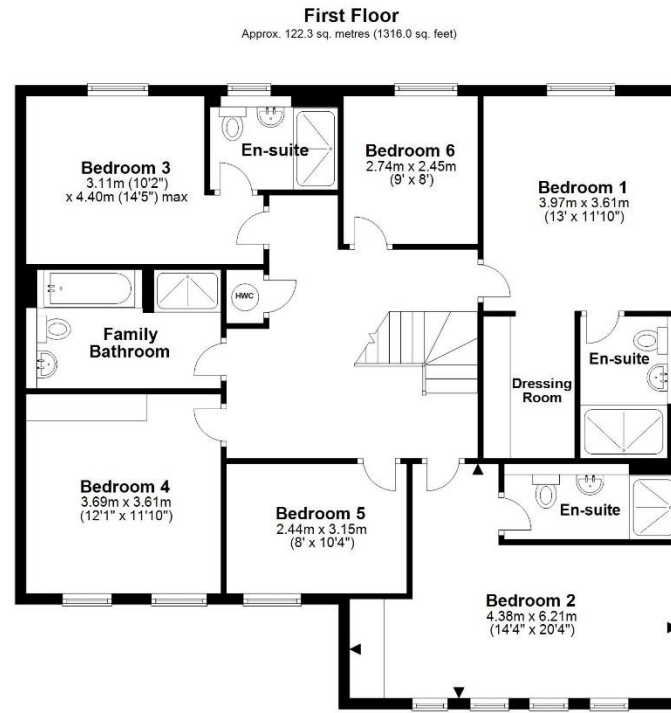
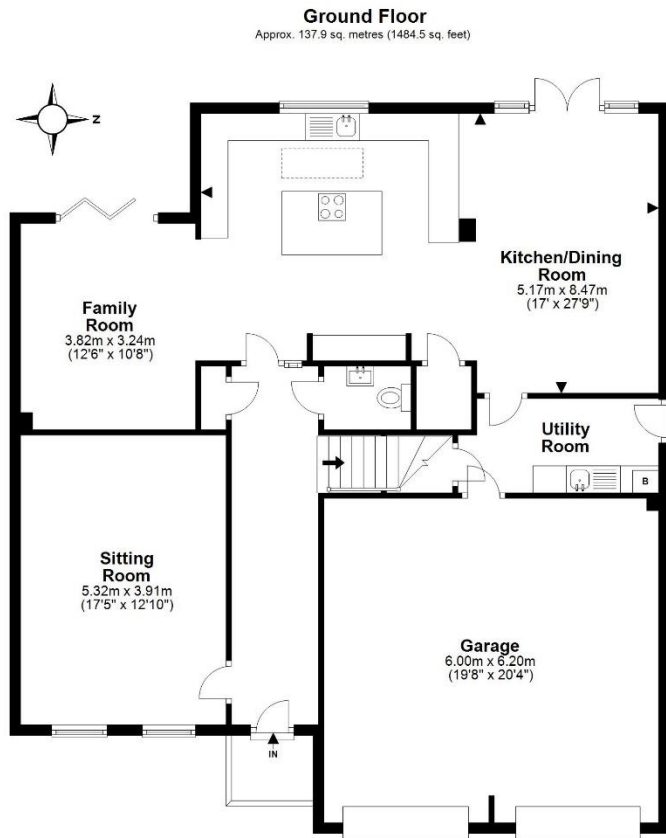
**Availability:** Immediate

**Council Tax Band:** TBC





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



Total area: approx. 260.2 sq. metres (2800.5 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 filled walls  
For more information please contact the agent  
Plan produced using PlanUp.

**26 Claremont Gardens**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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