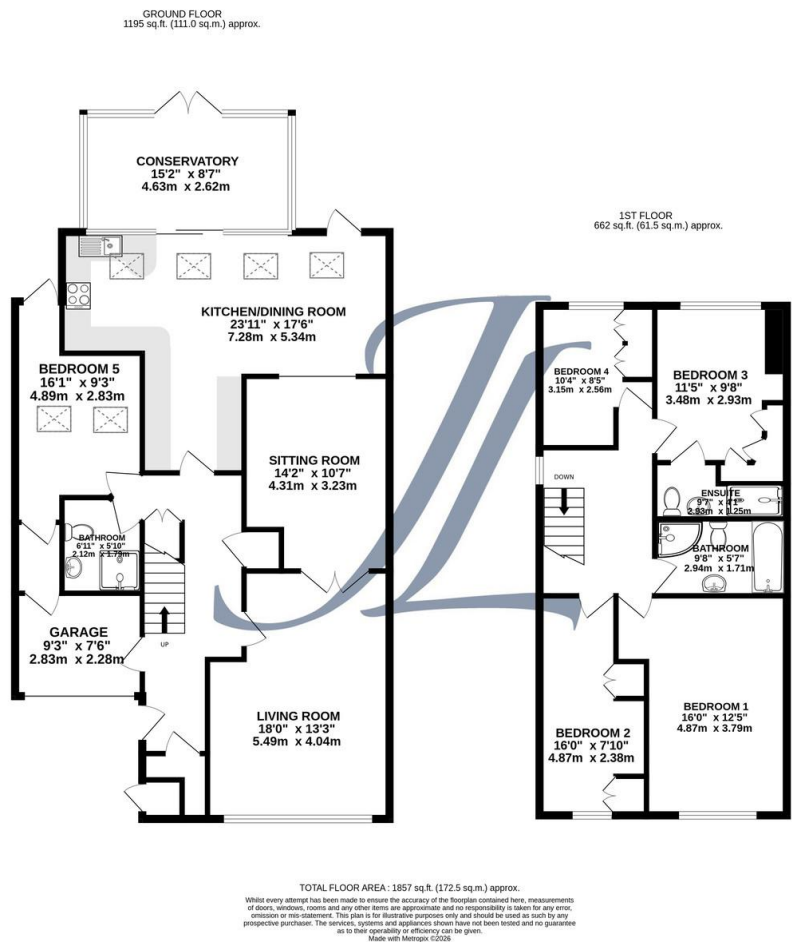




Floor Layout



Total approx. floor area 1,857 sq ft (173 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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James Laurence

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



Greville Drive

Edgbaston

Birmingham

B15 2UU

Asking Price Of £700,000

- Extended Five Bedroom House
- Three Reception Rooms, Three Bathrooms
- Over 1850 sqft Of Internal Living Space
- Rear Extension with Conservatory



Greville Drive, Edgbaston, Birmingham, B15 2UU

Asking Price Of £700,000

Property Description

DESCRIPTION Substantial Five-Bedroom Detached Family Home with Three Reception Rooms, Extended Kitchen/Dining Room and Mature Private Garden

Situated within a desirable residential setting, this impressive detached family home offers approximately 1,857 sq. ft. of versatile accommodation arranged over two floors and has been thoughtfully adapted to suit modern family living.

The property is approached via a generous driveway providing ample off-road parking and leads to an integral garage. Internally, the accommodation is exceptionally flexible, beginning with a welcoming entrance hall which gives access to a spacious living room overlooking the front aspect. A separate sitting room and an additional family room/study provide valuable extra reception space, ideal for home working, children's play areas or multigenerational living.

To the rear of the property is a superb extended kitchen/dining room, forming the heart of the home. Fitted with a comprehensive range of contemporary units, extensive work surfaces and integrated appliances, the space offers excellent storage and preparation areas while comfortably accommodating family dining. Large windows and rooflights flood the room with natural light, and doors lead through to a delightful conservatory overlooking the garden.

A particularly attractive feature is the ground-floor fifth bedroom, served by a nearby bathroom, creating an ideal guest suite, annexe-style accommodation for relatives, or a dedicated home office.

The first floor provides four further bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden enjoys a high degree of privacy and is beautifully established with mature trees, shrubs and planting. The lawned garden offers excellent outdoor entertaining space together with a peaceful setting rarely found in many modern developments.



REASSURINGLY LOCAL



LOCATION Greville Drive is a highly sought-after address in the popular cul-de-sac within the leafy suburb of Edgbaston, ideally located for access to the City Centre which is just over two miles away via the nearby A38 Bristol Road. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred yards away, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

JAMES LAURENCE 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 - F*

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

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