



James *J* LaurenceTM
Sales and Lettings

18, ANSTRUTHER ROAD, EDGBASTON, B15 3NN
£2,100 PCM





A spacious four bedroom detached family home offering close to 1800 square feet of accommodation in a prime Edgbaston location, within the Calthorpe Estate. The property offers the luxury of welcoming hallway, two reception rooms-a dining room with patio access plus through living room allowing a wealth of natural light, plus separate breakfast kitchen and WC on the ground floor. Upstairs boasts double bedrooms complimented by a family bathroom and ensuite upstairs. Further benefits include a double garage with up and over door, with a large driveway approach, as well as a well maintained rear garden.

Available now and offered on an unfurnished basis.

AREA

Anstruther Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading from Augustus and Norfolk Roads, and on the cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to 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

Leisure facilities are provided with The Edgbaston Priory club closeby-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

Tenant fee act 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy

