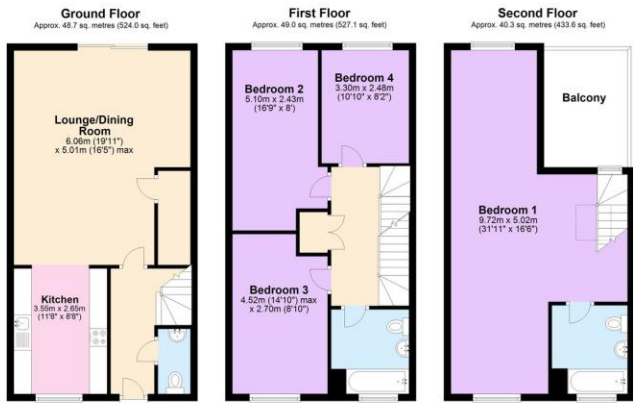




James *J* LaurenceTM
Sales and Lettings

24, PORT LOOP, SOUTH LOOP SQUARE, EDGBASTON,
BIRMINGHAM, B16 0AQ
ASKING PRICE OF £450,000





Total area: approx. 137.9 sq. metres (1484.7 sq. feet)

DESCRIPTION

Stunning Four Bedroom Townhouse with Private Balcony and Landscaped Garden

This beautifully presented three-storey townhouse offers approximately 1,485 sq. ft of stylish and versatile living space. Thoughtfully upgraded throughout, the home combines contemporary design with generous proportions, featuring four bedrooms, two bathrooms, an impressive open-plan lounge/diner and a high-specification kitchen. The property also benefits from a private balcony and an enclosed rear garden - perfect for modern family living.

The internal accommodation comprises a welcoming entrance hall way with guest WC off, a large open-plan lounge / dining room with plenty of space to comfortably fit a dining area without encroaching on the living space. The kitchen features integrated appliances, and a generous amount of cabinets and work surface. To the rear of the property is a large patio door leading through to the rear garden.

The first floor features three double bedrooms, all of which feature carpet flooring and large windows. A modern family bathroom is found at the front aspect of the first floor and features a bath with shower above, wc, and wash basin.

The entire second floor is dedicated to a truly impressive master bedroom suite which has ample space for a dressing area and home office, with a large skylight and windows creating a bright and airy feel. Featuring an ensuite bathroom with bath and shower above, modern tiling, wash basin and WC. Off the master bedroom is a private balcony perfect for relaxation.

Outside of the property to the front there is off-road parking with spaces for two cars and an EV charging point. To the rear, the property benefits from a low-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		