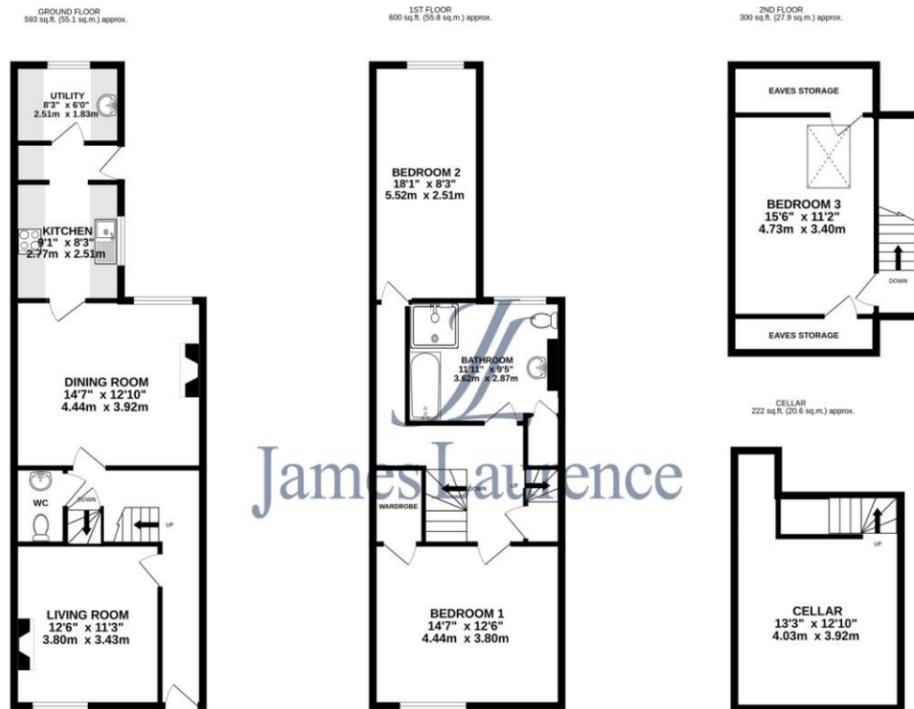




Floor Layout



James Laurence

TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2026

Total approx. floor area 1,715 sq ft (159 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.



Lee Crescent

Edgbaston,

Birmingham,

B15 2BJ

Asking Price Of £535,000

- Grade II Listed Early Victorian Terraced House
- Three Bedrooms
- Two Reception Rooms
- Three Storeys + Basement



Lee Crescent,
Edgbaston, Birmingham, B15 2BJ
Asking Price Of £535,000



Property Description

DESCRIPTION This beautifully presented Grade II Listed home combines classic character with thoughtfully updated interiors, offering generous and versatile accommodation arranged over multiple floors. Retaining many original features while benefiting from modern finishes, the property provides an elegant yet practical living environment ideally suited to families or buyers seeking space, charm and flexibility.

The ground floor opens into a welcoming reception space, with a separate living room featuring a striking fireplace and tall sash-style window that floods the room with natural light. A second reception/dining room provides an excellent entertaining space, flowing seamlessly through to the kitchen. The kitchen is fitted with a range of contemporary units with contrasting work surfaces, integrated cooking appliances and ample storage, complemented by tile-effect flooring and excellent natural light. A useful utility area and ground floor WC add everyday practicality.

Across the upper floors, the property offers three well-proportioned bedrooms, each retaining a sense of period scale and character. The principal bedroom is particularly impressive, with generous proportions and a calm, neutral finish. A second double bedroom and a further versatile bedroom provide flexibility for family use, guests or home working. The main bathroom has been stylishly refitted with a modern suite, including both a freestanding bath and a separate walk-in shower, finished with elegant tiling and contemporary fittings. Additional storage is provided within the eaves and lower-level cellar, ideal for hobbies, storage or future potential.

To the front, the property is set back behind a low boundary with steps leading to the main entrance, enhancing its attractive period façade. To the rear, a large South-West facing garden offers a private outdoor space suitable for relaxing or entertaining, with scope for personalisation. There is on-street parking available to the front of the property.

LOCATION Lee Crescent leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and the luxury of on road parking permit parking. The road itself was named after Thomas Lee, an attorney-at-law in Birmingham in the late 18th century, who owned the land. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station-on the new Street line. Current tran line extensions mean there will be a



short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

Excellent primary, secondary and prep schools are very close to and with 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 facilities are provided with The Edgbaston Priory club on the doorstep-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, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

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 - E

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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