

49 LEE CRESCENT

EDGBASTON, BIRMINGHAM B15 2BJ

Robert Powell

RESIDENTIAL SALES & LETTINGS

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£850,000

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A handsome Grade 2 Listed townhouse that has more recently been comprehensively refurbished and sympathetically modernised. The beautifully appointed and well laid out accommodation extends to some 3,049 sq. ft (283 sq. m), whilst being situated in a popular and convenient residential area of Edgbaston, located only about one mile from central Birmingham.

Situation

Lee Crecent is exceedingly well placed for access to Five Ways railway station (about 0.5 of a mile) on Birmingham Middleway, providing direct access to Birmingham New Street Station which is one stop (4 minutes) down the line, and to Birmingham City Centre, which lies only approximately 1 mile to the north. Lee Crescent is also well placed for the local shops within the nearby Templefields Square small shopping precinct where there is a convenience store, café, and a hairdressers. There is a Morrisons supermarket located just off Fiveways island, and the property is also very well placed for easy access to West House Preparatory School.

Description

49 Lee Crescent is a beautifully appointed end of terrace Georgian townhouse, Grade 2 Listed for its architectural and historical importance. The house has a handsome white stucco facade, and white painted brick elevations, predominantly set beneath a pitched slate roof. The spacious and well-presented accommodation is set over 2 levels, in addition to a second floor attic bedroom 5/office and a most useful, converted basement (with underfloor heating), the whole extending to some 3,049 sq. ft. (283 sq. m.) in total.

The property has been subject to a comprehensive refurbishment program and is finished to a high level of specification, having been sympathetically modernised by the current owners throughout since 2022, so as to now offer the





combination of a fine period home with many quality modern fixtures and fittings.

There is also a delightful south facing private garden to the rear, laid out for ease of maintenance, which can be accessed from the kitchen, and which also has the added benefit of a secure parking area for 2 cars to the far end, with vehicular access over a shared side driveway.

On the Ground Floor
Access to the house is to the easterly side elevation, with a panelled timber door, with fanlight window over, leading into the reception hall. This has a tiled floor, understairs store, cloaks area and downstairs cloakroom.

The front sitting room has sash windows to the front aspect, decorative ceiling coving and a ceiling rose, and fireplace recess for a gas fire.

The dining room/living room has a window to the south facing rear aspect, coving to ceiling, picture rail and a built in storage cupboard.

An inner hall has a deep built in storage cupboard, separate comms cupboard and continues directly through to the breakfast kitchen to the rear of the property.

The breakfast/dining kitchen has a continuation of the tiled floor from the hallway (this time with underfloor heating to the kitchen area) and has ample natural light via windows to three sides, in addition to a part glazed door opening out onto the south facing rear garden. There are fitted base units and large pan drawers, Quartz work surface areas and breakfast bar, one and a half bowl single drainer sink unit with mixer tap, and a range of NEFF appliances to include an integrated full height fridge and separate freezer, induction hob with extractor fan over, Bosch 5 ring gas hob with extractor fan over, main over and 2 oven/grills. A coffee machine and an integrated dishwasher. space for an upright fridge/freezer and dishwasher. Designated dining/breakfast area.









A separate utility/laundry room has space and plumbing for a washing machine and dryer, as well as housing the gas fired central heating boiler and pressurised hot water cylinder.

Basement
Providing most versatile additional living space lending itself suitable to a variety of uses, and with underfloor heating installed. Stairs from the ground floor breakfast/dining kitchen continue down to a main central room which leads off to a gym/study/playroom as well as to a separate utility/shower room.

On the First Floor
From the reception hall a staircase with curved timber handrail leads up to the first floor landing, with doors off to the bedroom accommodation.

The master bedroom has a south facing aspect, with walk in built in cloaks/storeroom and fitted mirror fronted wardrobes to the one wall and is served by an excellent modern en suite shower room.

There are a further 3 bedrooms on this floor, and 2 modern bathrooms (1 en suite).

On the Second Floor
A landing leads off to attic bedroom 5, which is currently used as a home office, and which has an en suite cloakroom off.

Outside
The delightful gardens lie mainly to the south facing rear aspect and have been carefully landscaped and laid out for ease of maintenance. There is a lower level paved flagstone terrace, which can be accessed via a timber pedestrian gate within the easterly side wall, or from the breakfast/dining kitchen of the main house. This area also has a useful open fronted brick store and exterior garden lighting. In addition, there is a good size west facing flagstone paved seating terrace, which enjoys a good deal of privacy.

Wide stone steps lead up to the upper level gravelled pathway, with raised beds to the one side, and continue to the secure gravelled area to the far end, with parking for up to 2 cars. Double timber gates give vehicular access from the side shared drive, over which it is understood the property has a deemed right of way.

General Information
Tenure: The property is Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
Council Tax: Band E

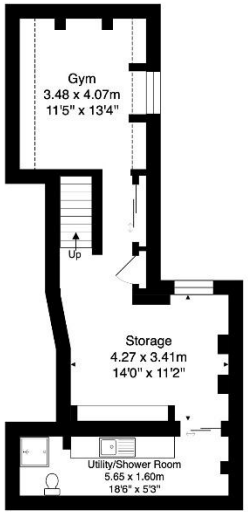
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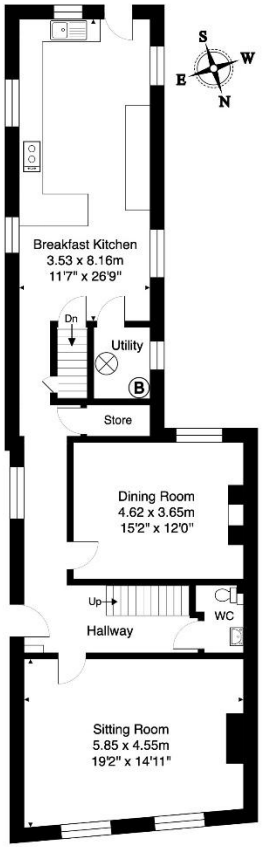




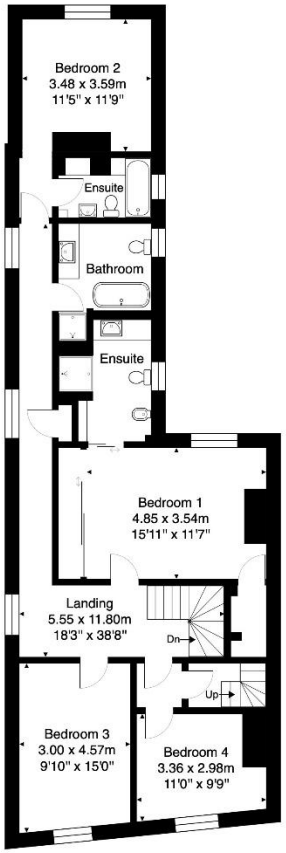
Basement
Floor Area: 47.4 m² ... 511 ft²



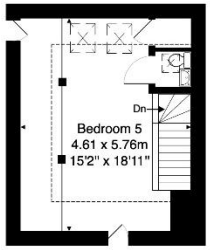
Ground Floor
Floor Area: 100.8 m² ... 1084 ft²



First Floor
Floor Area: 108.5 m² ... 1168 ft²



Second Floor
Floor Area: 26.6 m² ... 286 ft²



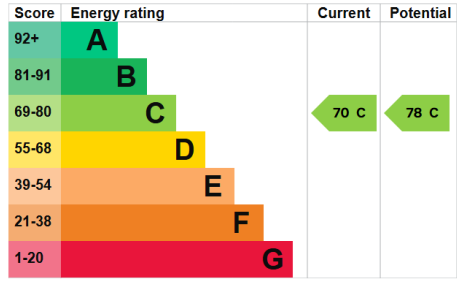
49 Lee Crescent, Edgbaston, Birmingham, B15 2BJ.

Total Area: approx 283.3 m² ... 3049 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information







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