



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APT 22, ST JAMES COURT HIGHFIELD ROAD,  
EDGBASTON, BIRMINGHAM, B15 3EE  
ASKING PRICE £270,000



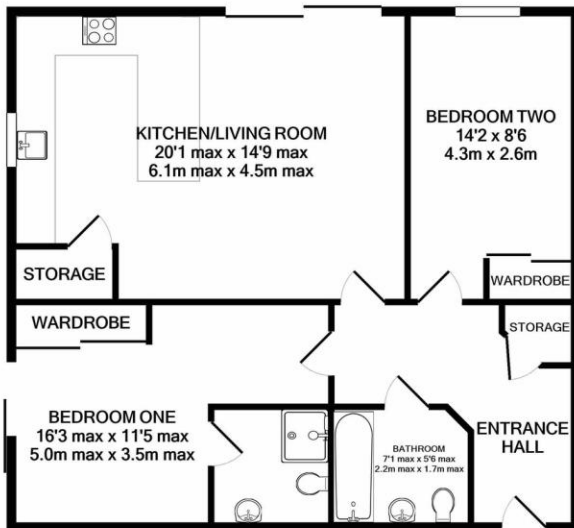


A superb top floor two bedroom to bathroom apartment in a much sought after intimate development of St James Court in the heart of Edgbaston.

The property boasts a high specification including open plan living/kitchen area, complete with Juliette balcony and the luxury of fitted 'AEG' appliances within the fitted kitchen-including washing machine, fridge and freezer, four ring hob and oven below, plus dishwasher, complimenting granite worktops and breakfast bar area. Two double bedrooms both feature fitted wardrobes- the master also boasting Juliette balcony and ensuite shower room, which is in addition to a modern family bathroom, with welcoming entrance hall and ample storage. Further features include gas central heating, double glazing and the the luxury of an allocated parking space.

This apartment is ideal for city working professionals offering the best of city centre amenities on the doorstep but within the prestigious and leafy Edgbaston, plus would make an ideal pied-a-terre.

St. James Court is within the first phase of the Highfield Gardens development (built by Taylor Wimpey) and offers gated entrance with convenient in and out exits for local commuting, with secure intercom access, lift access to upper floors and the rarity of visitor parking. Situated on the cusp of Calthorpe Estate's developing Edgbaston Village, it's also within a short walk to Five Ways train station (linking to New Street Station, and Cross City Line - for Queen Elizabeth Hospital). These links also provide easy access to the amenities of the city centre, including luxury boutiques of the Mailbox and Bull Ring, bars and restaurants of Brindley Place and the eclectic range of leisure facilities the city has to offer. The Queen Elizabeth Hospital is a very short commute away, as is the A38 and links to M5/M6/M40 motor ways.



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 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

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