

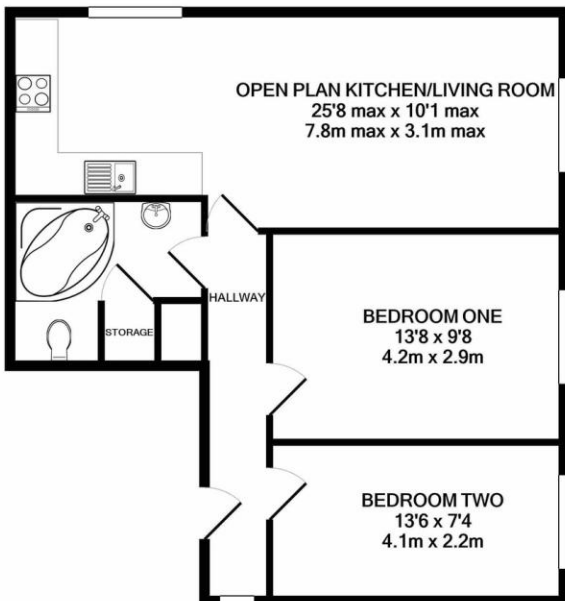


James *J* Laurence<sup>TM</sup>  
Sales and Lettings

15, WILLIAM COURT, 49 CLARENDON ROAD,  
EDGBASTON, WEST MIDLANDS, B16 9SD  
ASKING PRICE OF £150,000







TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 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

## PROPERTY

A fabulous two bedroom top (second) floor apartment in an intimate residential development within a popular Edgbaston location.

The property boasts open plan kitchen/living room, well proportioned double bedrooms, bathroom and the luxury of its own garage en bloc. Further benefits include double glazing and electric heating.

It would suit city working professionals, those needing a pied a terre or indeed a savvy investment purchase in a buoyant local marketplace.

## THE AREA

William Court is situated in a private corner of Clarendon Road, is conveniently located leading from Hagley Rd/Portland Road, within a popular Edgbaston neighbourhood. Its in quaint "pocket" of Edgbaston with St Augustines Church at the epicentre, offering excellent road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

The property is very close to Queen Elizabeth and City Hospitals and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

## SCHOOLS

Excellent primary secondary and prep schools are very close to and with Lordswood High school, St Pauls Girls school and plethora of private schooling options.

## LEISURE

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.