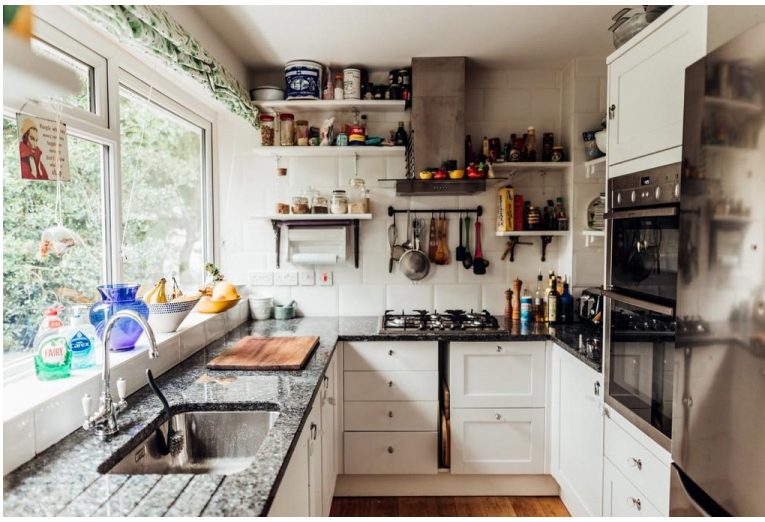




James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APARTMENT 4, ESTRIA ROAD, EDGBASTON,  
BIRMINGHAM, B15 2LQ  
ASKING PRICE OF £240,000





## PROPERTY

A rare opportunity to purchase a three bedroom first floor apartment in a popular Edgbaston location. The current vendor has upgraded the property to a high specification and quality finish throughout with improvements such as including gas central heating, double glazing and wooden flooring (where specified). The accommodation includes spacious living/dining room with large picture windows with aspect across communal grounds, with a separate refitted kitchen, again with lots of natural light with opposite aspect, and including fitted "Neff" appliances of double oven and bespoke fitted granite worktops. A modern bathroom features a shower above the bath whilst is complimented cleverly by a separate WC. The beauty really is the fact the apartment contains three double bedrooms, a rarity in this price range, plus it further benefits from internal and external storage (the latter hosting the boiler) plus the all essential garage en bloc. This apartment would suit a wide demographic of buyer, from first time purchasers to young families and including savvy buy to let investors, whilst not forgetting the three bed factor appeals to downsizing couples.

## AREA

Estria Road is a quiet cul de sac location just off Wheellys Road, which leads from Bath Row/Islington Row on the cusp of Birmingham city centre, whilst within the prestigious and much sought after Calthorpe Estate. The property is a short walk to shop amenities, and close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station on the new Street line. Current tram 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.

## SCHOOLS

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

Leisure facilities are provided with The Edgbaston Priory club on the doorstep - hot 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.



TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 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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