



CELLAR

Currently used for storage, power supply, ceiling light point, fuse board.

FIRST FLOOR LANDING

Ceiling light point, carpeted, power points, stairs to second floor and doors to:

BEDROOM ONE

Front facing double glazed sash window, fitted wardrobes, ceiling light, radiator, power points, feature wrought iron fireplace, storage, ceiling coving.

BEDROOM TWO

Rear facing double glazed sash window, carpeted, ceiling coving and light point, radiator, feature fireplace.

BATHROOM

Impressive bathroom with matching suite of corner shower cubicle, step up into bath, two wash hand basins within vanity unit, low level WC, radiators, obscure glazed sash window, partly tiled.

SECOND FLOOR LANDING

Carpeted, ceiling light point and skylight, doors to:

BEDROOM THREE

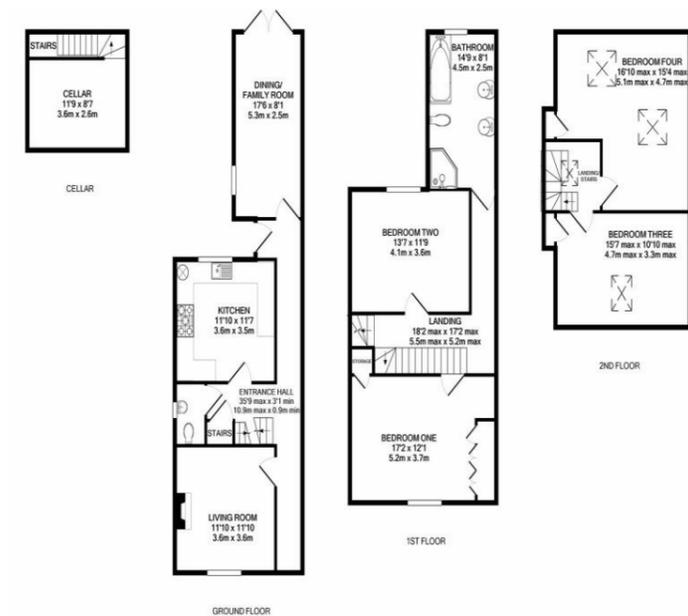
Four recessed ceiling down lighters, skylight, carpeted, storage cupboard, radiator, power points.

BEDROOM FOUR

Two skylights, eight recessed ceiling down lighters, carpeted, storage cupboard, radiator, power points.

REAR GARDEN

Paved patio area, gate offering front access, wood store, predominantly laid to lawn, shed, flower beds to borders and fencing to boundaries.



James Laurence
Sales and Lettings

Reservoir Retreat

Birmingham, B16 9EH

Asking Price Of £340,000

- Four bedrooms
- Mid terrace Victorian townhouse
- Well maintained rear garden
- Large kitchen



5 Chad Square
Hawthorne Road,
Edgbaston
Birmingham
West Midlands

www.jameslaurenceuk.com
edgbaston@jameslaurenceuk.com
0121 4565454

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



THE AREA

Reservoir retreat is conveniently located within a popular neighbourhood offering excellent road and transport links in to, and indeed within walking distance of, Birmingham city centre, and motorway links of M6/M40 beyond. The property is close to Queen Elizabeth and City Hospitals, University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village and Brindley Place.

SCHOOLS

A range of primary, secondary and prep schools are close by, such as Ofsted rated "Excellent" rated St Pauls Girls school and plethora of independent 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 with Edgbaston reservoir ideal for a local Sunday stroll or bike. Grand Central, exclusive Mail box and Bull Ring offer shopping boutiques in the city nearby.

ENTRANCE HALL

Wooden flooring, high ceilings with coving, two ceiling light points, alarm panel, carpeted stairs to first floor, access to rear garden and doors to:

LIVING ROOM

Front facing double glazed sash window, decorative ceiling rose and coving, ceiling light point, inbuilt storage and shelving, carpeted, beautiful wood burner with wooden mantle.

DINING/FAMILY ROOM

Double glazed sash window, double opening French doors offering garden access, eight recessed ceiling down lighters, radiator, wooden flooring, power points.

KITCHEN

Wooden flooring, a range of wall and base mounted units, roll worktop surfaces, stainless steel one and half bowl sink with draining area and mixer tap above, tiling to splash back areas, 'Stoves' seven ring range, ceiling light point, coving, double glazed sash window with rear aspect, "Vaillant" boiler concealed within units, plumbing for washing machine, integrated freezer, power points.

WC

Low level WC, pedestal sink, tiled to splash back areas, ceiling light point, window.



Property Description

PROPERTY

A superbly presented four bedroom Victorian townhouse, offering spacious accommodation situated over three floors. This family home hosts the character features of high ceilings, beautiful intricacies of detailing coving and fireplaces you would hope to see in a property of this era, whilst includes over 1680 square feet of accommodation laid out over three storeys, plus useful cellar space.

The ground floor benefits from two reception rooms - a front facing well presented living room and a multifunctional dining/family room looking out over the rear garden, with large fitted kitchen and downstairs WC. The first floor consists of two large double bedrooms and impressive bathroom, with second floor also boasting two double bedrooms both of which welcome lots of natural light via skylights. The property includes gas central heating and double glazing (where specified), whilst externally the current vendors have enjoyed their well maintained rear garden. The reassurance of permit street parking immediately outside has made for a very exclusive avenue.

