

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.

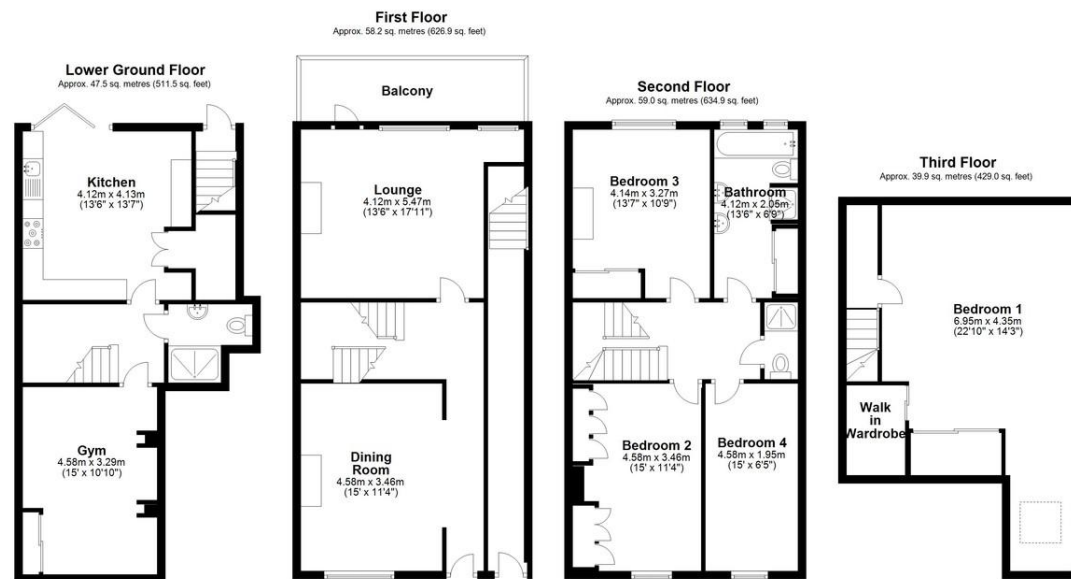
LEISURE

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



James Laurence
Sales and Lettings

70 Ryland Road
Edgbaston, Birmingham, B15 2BW



- Four double bedrooms
- Georgian Era
- Over 2200 Sq Ft
- Balcony & City garden

Offers Over £600,000

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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



70 Ryland Road, Edgbaston, Birmingham, B15 2BW



Property Description

ACCOMODATION

A spacious four bedroom terraced family home in a leafy Edgbaston location on the doorstep of Birmingham city centre. This four storey Georgian property offers 2202 square feet of accommodation whilst boasting period features befitting of its era, circa. 1830. Intricate details, decorative coving, wrought iron fireplaces, sash windows are complimented by high ceilings and the beauty buyers will appreciate of large spaces that have been modernized to a very high standard.

GROUND FLOOR

Impressive welcoming hallway, a dining room flooding with natural light. Leading through to a large living room offering a 'homely' touch



having a beautiful, original fireplace.

LOWER GROUND

Offers a large reception room (currently used as a home gym), Leading through to a high specification kitchen with integrated appliances, featuring newly installed bi-folding doors leading out onto a quaint, well-decorated outdoor terrace space. This floor also benefits with the use of a shower room which could serve useful for guests.

FIRST FLOOR

Featuring 2 large double bedrooms and a further double bedroom, this space also offers a recently refurbished family bathroom (with shower, bathtub & double sinks) along with a second shower room.

SECOND/TOP FLOOR

Large, well-presented master bedroom with a walk-in wardrobe and useful pockets of storage space.

AREA

Ryland Road leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and the luxury of on road parking permit parking. The property is 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