



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

22, BELLEVUE, EDGBASTON, B5 7LX  
ASKING PRICE OF £210,000





## PROPERTY

A rare opportunity to purchase a convenient two bedroom end terrace house on the cusp of Birmingham city centre.

The property offers two spacious bedrooms complimented by bathroom upstairs, with breakfast kitchen and living room on the ground floor, complete with utility/further WC. Further features include ample storage, double glazing and gas central heating (where specified) whilst externally are the luxuries of well maintained rear garden and off road parking to the front- a rarity for this location.

## THE AREA

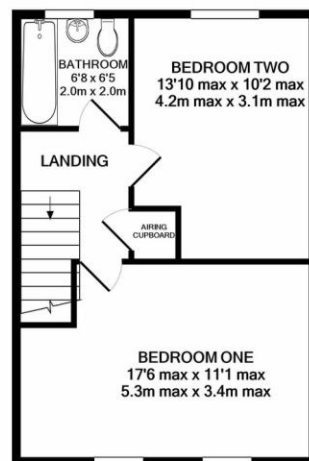
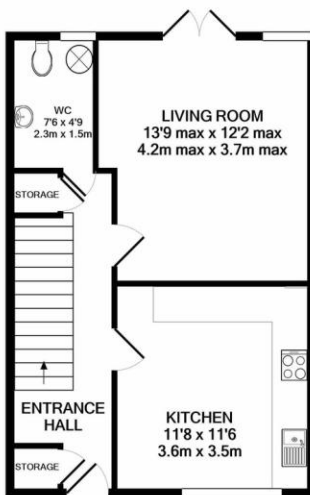
Bellevue is a convenient location, connecting Bristol Rd and Pershore Road, offering ease of access to Birmingham city centre amenities and facilities, but with the benefits that the leafy suburb of Edgbaston has to offer- such as a short walk to Cannon Hill park and Mac theatre. The location offers excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, Queen Elizabeth hospital, city amenities/plethora of independent restaurants of Brindley Place.

## 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 Edgbaston Cricket Ground, The Priory tennis club and Golf clubs within walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby



TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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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