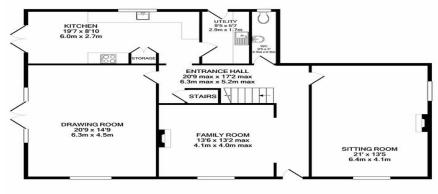
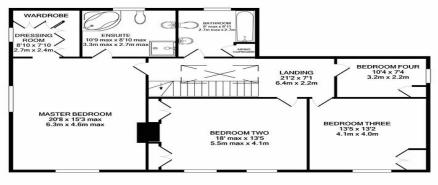




Floor Layout



SROUND FLOOR SPPROX. FLOOR



1ST FLOOR
APPROX FLOOR
AREA 1206 SQ.FT.
(112.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2424 SQ.FT. (225.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, nooms and any other items are approximate and no responsibility is taken for any error, to respect to the contained the specific properties of the contrained the contained the specific properties of the contained the specific properties of the contained the con

Total approx. floor area ()

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 purpos es only and should be used as such by any prospective purch aser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

James Laurence

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













Sardon House

103 Bristol Road B5 7TX



Asking Price Of £925,000

- Georgian House
- Grade ll listed
- Four bedrooms
- Family home





Sardon House, , Edgbaston, B5 7TX Asking Price Of £925,000

Property Description

PROPERTY A rare opportunity to purchase a four bedroom Gradell Issted Georgian family home in Edghaston, a convenient location on the cusp of Birmingham city centre, within the Calthorpe Estate.

Surdon House is skeeped in classic period features, from extended high ceilings to ornate coving and ceiling roses, with fantastic sash windows and original wooden shutters, offering superb living quarters of over 2400 square feet. The property is the original house which is believed to date back to aprox. 1820s which was sympathetically renovated in the late 1980s.

Ground floor accommodation consists of three reception rooms, a spacious kitchen, utility and WC. Upstairs, three bedrooms and a bathroom are complimented by a grand master bedroom which comes complete with marble walled ensuite bathroom and a welcoming dressing room. Further features include gas central heating and access to a cellar which is currently used for storage.

A well proportioned garden offers privacy, with gated entrance and established tree lined boundary sheltering from the Bristol Road access.

This charming property is situated just of a picturesque lane, leading from Bristol Road (A38), offering ease of access to Birmingham city centre, in a central Edgbaston location, within the presigious Calthorpe Estate
The property is very dose to Queen Elizabeth hospital, within easy reach of local amenities of near by Wheeleys Rdshops and an eclectic range of boutiques of Harborne high street-which also come with a plethora of independent eatories.
SCHOOLS

ENTRANCE HALL Carpeted, wainscoted wall panelling, ceiling coving, ceiling and three wall light points, radiator, stairs to first floor, open archivay to family room, door to cellar and:

KITCHEN Shaker style kitchen boasting corian worktop, insets ink, range of wall and base mounted units, integrated appliances of Neff' double oven and four ring gas hob, with extractor hood above, dishwasher, tiled to splash back are as, nice calling spot lights, French doors leading to garden, wooden framed window with rear aspect, power points, door to utility room

UTILITY Plumbing for washing machine, wall and base units, sink and draining area boiler, ceiling strip light, door leading to rear, power points, radiator

WC Low level WC, floating wash hand basin, obscure glazed window, radiator, ceiling light point.









CELLAR Currently used for storage, power points, radiator and lighting.

LANDING Ceiling window with pitched lightwell above, carpeted, access to loft, radiator, ceiling coving and two light points with ros

MASTER BEDROOM Dual facing wooden framed sash windows, carpeted, decarative ceiling coving, recess with two spot lights, power

ENSUITE BATHROOM Marble tiling, sink within vanity unit hosing mirrors and two calling spot lights, plus further ceiling down lighters tall wooden framed obscure glaced window, corner bath, separate shower cubicle, lowlevel WC, radiator, carpeted.

BEDROOM FOUR Wooden framed window, carpeted, fitted storage, ceiling light point, radiator, power points.

BATHROOM Airing cupboard, fully tiled bath with shower fittings above, low level WC, wash basin within vanity unit, ceiling light point with two spot tracker, radiator, obscure glazed window.







To book a viewing of this property:

Call: 0121 4565454

edgbaston@jameslaurenceuk.com



