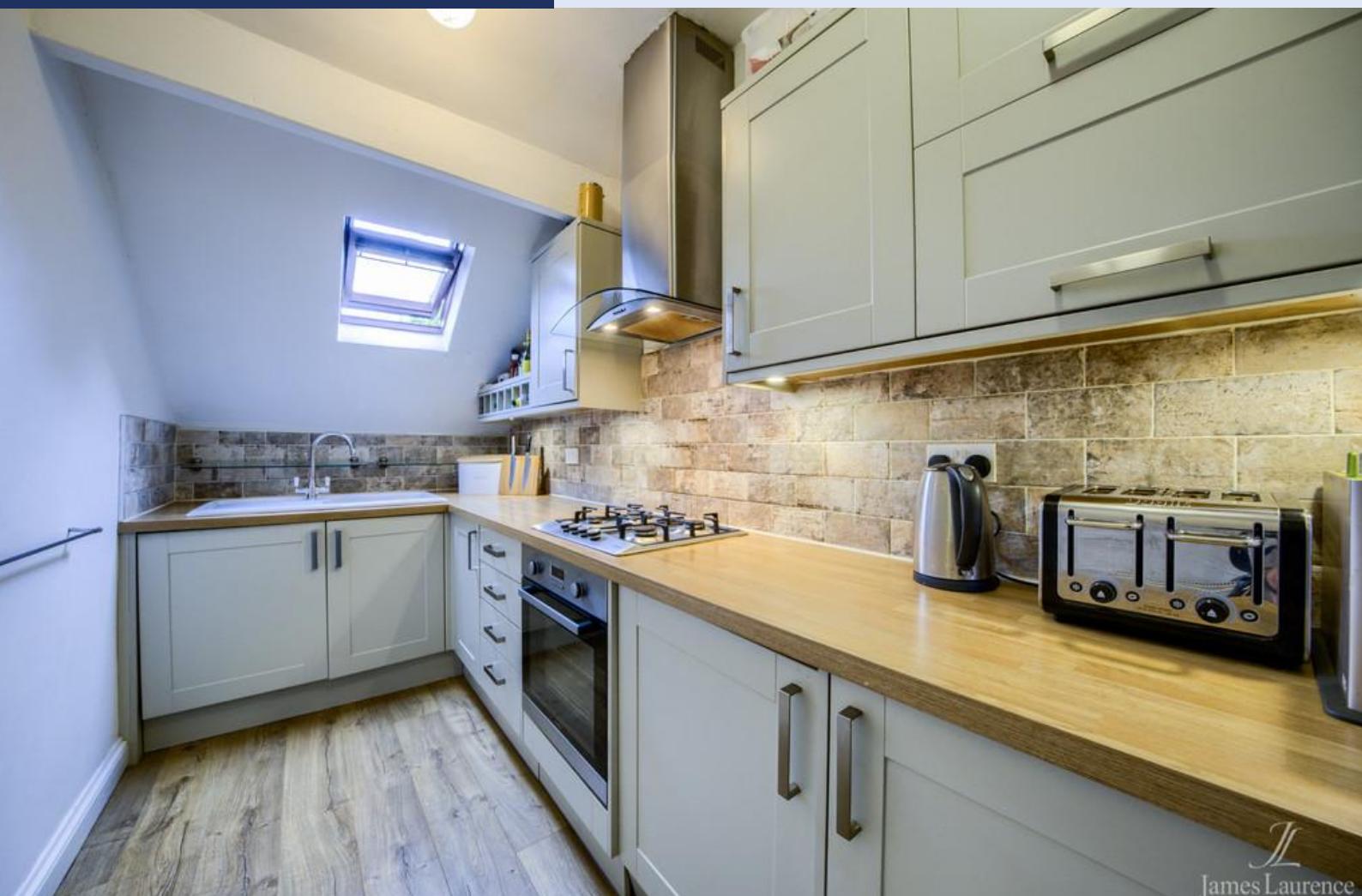




James Laurence

James  Laurence™
Sales and Lettings

FLAT 5, 1 LYTTELTON ROAD, EDGBASTON, B16 9JN
ASKING PRICE OF £230,000




James Laurence



PROPERTY

A rare opportunity to purchase this top floor quirky apartment in a popular leafy Edgbaston setting. This spacious property totals over 1100 square ft of well presented accommodation, boasting two double bedrooms, both with their own ensuites and inbuilt wardrobes, with a spacious large living/dining room complimented by a separate fitted kitchen. This kitchen hosts fitted appliances of fridge and freezer, four ring gas hob, oven and integrated washing machine. Further features include gas central heating and recently installed 'Worcester' boiler.



The charm of the property is its niche elements, the penthouse apartment sympathetically converted, and from a welcoming entrance hallway that could easily double up as a home office, to the beautiful with characterful high ceilings retaining the original features. The communal parking for two cars combined with your own garage is a luxury for such a development with communal grounds and secure entry system/CCTV being of particular interest for interested parties. Purchasing the freehold with an interest in management of this intimate conversion gives the buyers a control very rarely available.

AREA

Lyttelton Road is conveniently situated off Rotton Park Road leading directly off Hagley Rd, within a popular Edgbaston neighbourhood and the prestigious Calthorpe estate. Its in quaint "pocket" of Edgbaston with St Augustines Church at the epicentre and on the doortsep, offering excellent road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

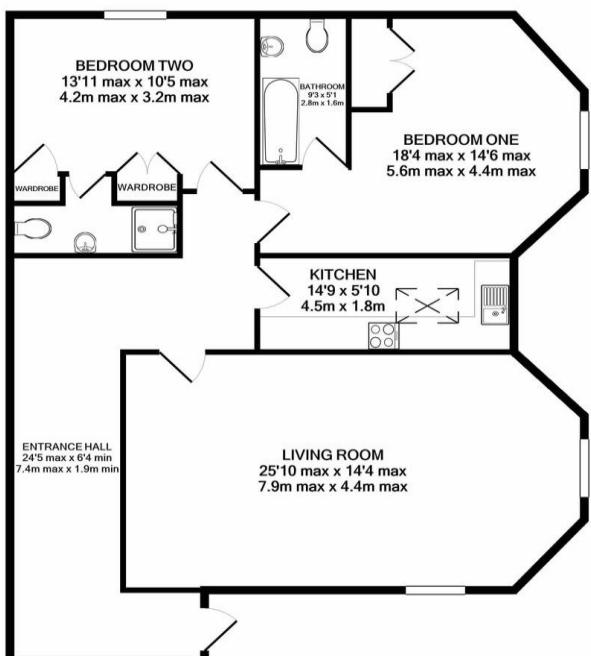
The property is very close to Queen Elizabeth and City Hospitals and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

SCHOOLS

Excellent primary secondary and prep schools are very close to and with Lordswood High school, St Pauls Girls school and plethora of private 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



TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 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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