



Perrott Way

Edgbaston

B17 8LW

Asking Price Of **£595,000**

Modern Family Home

Five-Bedroom

2099 Sq. Ft.

Off Road Parking



Property Description

DESCRIPTION A unique opportunity to purchase a five double bedroom detached house in Edgbaston and located close to the City Centre. The property is desirably situated within the popular David Wilson, Lordwood Gardens development benefiting from high quality and contemporary interiors and set over three floors. Downstairs, the property boasts a stunning kitchen/diner, beautiful large lounge, a formal dining room, W.C and a separate utility room. Stairs lead to the first floor which has a master bedroom with dressing area and ensuite bathroom, two double bedrooms and family bathroom. The second floor benefits from two further double bedrooms and bathroom. There is also a double garage and driveway that can accommodate two vehicles. This property is ideal for a family or couple looking for a spacious and practical home in an idyllic setting so close to the City Centre. The property also benefits from central heating and double glazing throughout (both where specified).

LOCATION The property is conveniently located on Perratt Way which runs between Portland Road and Bernard Road in Edgbaston. The property is very well situated on the Lordwood Gardens development with easy access to Hagley Road and links to Birmingham City Centre, the Queen Elizabeth Medical Centre and Birmingham and is ideally located for the proposed Midland Metropolitan Hospital.

The property itself is set back from the road by a driveway providing off road parking and an attractive planted area and pathway leading to the entrance door.

James Laurence highly recommend a viewing in order to fully appreciate the accommodation on offer.

SCHOOLS Primary, secondary and preps schools are nearby such as Lordwood High school, George Dixon Academy 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 world class sports entertainment. There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

Floor Layout



Total area: approx. 195.0 sq. metres (2099.4 sq. feet)

Total approx. floor area 2,099 sq ft (195 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. Made with Metropix ©2019.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 86 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (11-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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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