



Floor Layout



Total approx. floor area 1,582 sq ft (147 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.



Lee Crescent

Edgbaston

B15 2BJ

Asking Price Of £520,000

- Three-Bedroom Characterful Home
- Quiet Cul-de-sac
- Elegant Drawing Room
- Grade II Listed Victorian Townhouse





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Edgbaston, Birmingham, B15 2BJ  
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### Property Description

*DESCRIPTION* A fantastic and rare opportunity to purchase this Victorian Grade II listed, three-bedroom mid terrace, freehold townhouse within a much sought after location on the doorstep of Birmingham city centre within the prestigious B15 postcode of Edgbaston. Located in a popular, leafy cul-de-sac with a pleasant outlook over a green expanse of land and mature trees, the accommodation totals 1581 square feet in size.

*This charming townhouse is situated near the end of a most attractive row of period homes built in the early 1840s. The front elevation comprises a delightful brick-faced elevation with relief offered by the sash fenestration overlooking a verdant expanse of greenery. The accommodation thoughtfully laid out and is set over three-storeys, with the inclusive benefit of a large divided three room cellar.*

*The property is overflowing with original period features and comprises a welcoming hallway, two large reception rooms with original open fireplaces, a further garden room and a well appointed kitchen. Access to the courtyard garden is provided by French doors in the dining room and a door from the garden room which leads through also to the downstairs shower room. Upstairs there are three double bedrooms and a high specification family shower room. The gardens to the front and south west facing rear garden of the property are well maintained and beautifully set out and the property also offers ample on street permit parking. Finally, the property benefits from a security alarm and gas central heating.*

*LOCATION* Lee Crescent 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.

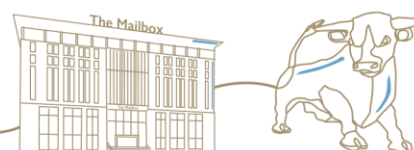
*Excellent primary, secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.*

*Leisure 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.*

ENTRANCE HALL



REASSURINGLY LOCAL



SITTING ROOM 12' 0" x 13' 4" (3.66m x 4.06m)

DINING ROOM 12' 8" x 11' 10" (3.86m x 3.61m)

KITCHEN 13' 0" x 8' 10" (3.96m x 2.69m)

GARDEN ROOM

UTILITY ROOM

SHOWER ROOM

STAIRS LEADING TO THE CELLAR

CELLAR The is situated over three separate rooms:  
11' x 12'9"  
8'5' x 5'1"  
11'11' x 7'2"

STAIRS LEADING TO THE FIRST FLOOR

LANDING

MASTER BEDROOM 12' 1" x 12' 6" (3.68m x 3.81m)

SECOND BEDROOM 12' 10" x 12' 1" (3.91m x 3.68m)

THIRD BEDROOM 12' 1" x 8' 3" (3.68m x 2.51m)

FAMILY SHOWER ROOM

TENURE The property is freehold but a buyer should verify this with his/her solicitor.



To book a viewing  
of this property:

Call:  
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