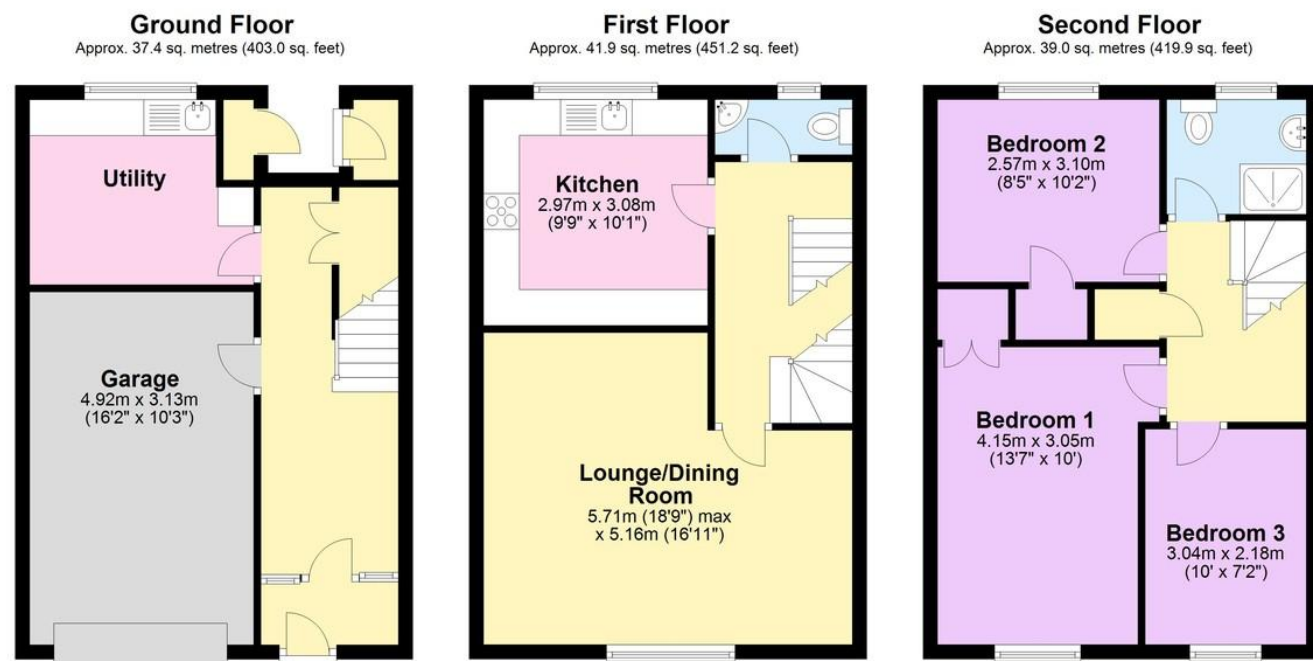




Floor Layout



Total approx. floor area 1,274 sq ft (118 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.



East Drive

Edgbaston

B5 7RX

Asking Price Of £365,000

- High Specification Town House
- Garage & Off-Road Parking
- Secluded & Private Rear Garden
- 1274 Sq. Ft.





East Drive,
Edgbaston, Birmingham, B5 7RX
Asking Price Of £365,000



Property Description

DESCRIPTION East Drive has been re-furnished to a high specification throughout offering the light and spacious tones, this stunning three storey 3/4 bedroom, Town House style family home benefits from an integrated garage and is set within a desirable, gated development & located within the affluent suburb of Edgbaston. Close to Birmingham city centre, walking distance to Edgbaston cricket grounds, Cannon Hill park and the Birmingham Wildlife Conservation park. This superbly positioned three storey family home set behind in and out electric gates, which leads to East Drive and the tarmacadam front drive with decorative shrubbery to the side and access to both the integrated garage and enclosed porch.

The inviting entrance hall has under stairs storage cupboard, access to downstairs study/bedroom four which overlooks the garden & communal green beyond, door to rear garden and integrated garage, to the first floor The spacious living room has large windows offering plenty of natural light, kitchen breakfast room with a lovely view of the manicured grounds and guest cloak room. To the second floor is the master bedroom with built in wardrobes, two further light and bright bedrooms along with a modern house bathroom.

OUTSIDE The rear garden is mainly laid to lawn with a stone path all framed by established hedgerow and borders and leads onto the lush green manicured communal grounds of the development.

LOCATION Located just off the Pershore Road and 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.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances.



Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

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