



1 Lyttelton Road

Birmingham

B16 9JN

Asking Price Of **£185,000**

One-Bedroom Apartment

Character Features

Ground Floor Apartment

653 Sq. Ft.



Property Description

DESCRIPTION A rare opportunity to purchase this ground floor quirky apartment in a popular leafy Edgbaston setting.

This spacious property totals over 653 square ft of well presented accommodation, boasting a master bedroom, family bathroom, 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 washing machine. Further features include gas central heating.

The charm of the property is its niche elements, the ground floor 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.

LOCATION 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 Augustine's Church at the epicentre and on the doorstep, 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 world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike ride. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city a short commute away.

Floor Layout



Total area: approx. 60.7 sq. metres (653.6 sq. feet)

Total approx. floor area 653 sq ft (61 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.



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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 are 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