



Floor Layout



Total approx. floor area 2,443 sq ft (227 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.



Perrott Way

Edgbaston

B17 8LW

Offers In Region Of £650,000

- Large Detached Family Home
- Four / Five Bedroom Property
- Landscaped Rear Garden
- Idyllic Location



**53 Perrott Way,
Edgbaston, Birmingham City Centre, B17 8LW**
Offers In Region Of **£650,000**



Property Description

DESCRIPTION This beautiful four/five bedroom detached family home in Edgbaston, located close to the City Centre, is desirably situated within the popular David Wilson, Lordswood Gardens development benefiting from high quality and contemporary interiors, set over two floors.

Downstairs, the property boasts a stunning high specification open plan dining, kitchen area configured to stylist and thought-after layout, a separate large lounge, W.C, utility room and storage cupboard.

Stairs lead to the first floor which hosts a master bedroom with built in wardrobes and en-suite bathroom, three substantial double bedrooms, a family bathroom and an additional single bedroom/study.

There is also a double garage and driveway that can accommodate several 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 local amenities Edgbaston and the surrounding areas have to offer.

The property also benefits from gas central heating and double glazing throughout, along with a landscaped rear garden and ideal corner plot situation.

LOCATION The property is conveniently located on Perrott Way which runs between Portland Road and Bernard Road in Edgbaston. The property is very well situated on the Lordswood 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 prep schools are nearby such as Lordswood 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.

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

Council Tax Band - F

Estate Charge - £180 per annum

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing
of this property:**

Call:
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