



Deer Park Road Edgbaston

Birmingham City Centre

B16 0LX

Asking Price Of **£365,000**

Semi-Detached Family Home

Gated Development

Open Plan Kitchen/Diner

Secure, Allocated Parking



Property Description

DESCRIPTION This beautiful semi-detached family home is located in an idyllic Edgbaston location. Perfect for families, the property sits securely placed within a gated development and is situated in close proximity to local schools with excellent transport links into Birmingham city centre.

Comprising of a large entrance hallway with downstairs w/c, leading to the lounge and further through to a spacious kitchen/diner. The kitchen/diner is fitted with integrated appliances such as a fridge/freezer, eyelevel oven and grill and gas four ring hob with extractor hood over.

Leading upstairs, there are three great sized bedrooms with a family bathroom and storage cupboard. Externally, the property benefits from a landscaped rear garden, which is not overlooked by any surrounding developments and comes with two allocated parking spaces situated within the secure, gated development.

LOCATION The property is conveniently located on Deer Park Road within easy access to City Road, the Hagley Road and has great links to Birmingham City Centre, with the Edgbaston tram link only a 15 minute walk away.

The Queen Elizabeth Hospital and ideally located for the proposed Midland Metropolitan Hospital. Primary, secondary and prep schools are nearby such as Lordwood High school, George Dixon Academy and plethora of private schooling options. 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.

Tenure: Freehold

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

Local Authority: Birmingham City Council

Council Tax Band - D



Floor Layout



Total approx. : 80 square meters
890.9 square feet

Total approx. floor area 890 sq ft (83 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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