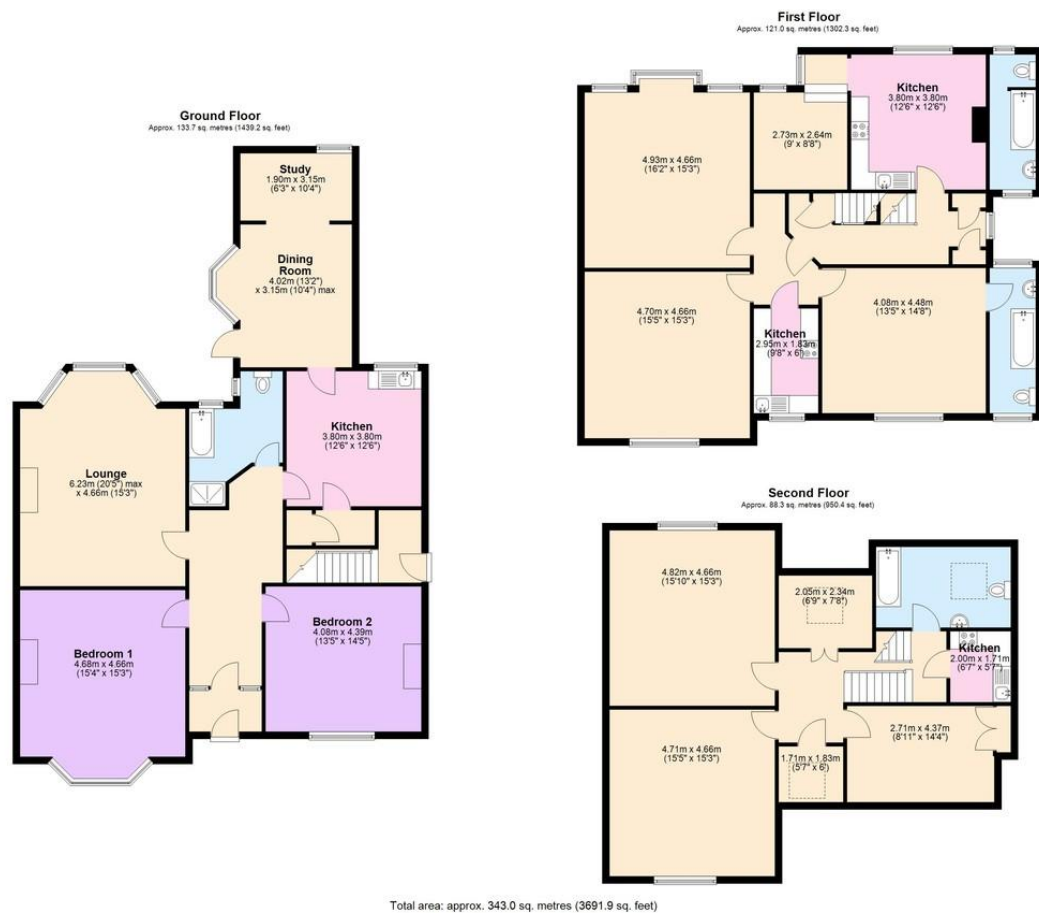




Floor Layout



Total approx. floor area ( )

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.



Clarendon Road

Edgbaston

B16 9SE

Asking Price Of £590,000

- Substantial Seven Bedroom Victorian Detached Residence
- Requiring Internal Refurbishment
- Freehold Home Split Into Four Apartments
- 3691 Sq. Ft.





Clarendon Road,  
Edgbaston, Birmingham, B16 9SE  
Asking Price Of £590,000



## Property Description

**DESCRIPTION** *\*\*Requiring Internal Refurbishment\*\** A substantial and imposing Victorian family dwelling house with extensive accommodation over three floors and of traditional brick construction surmounted by a timber framed and tile roof. This period home has been divided into four apartments and apartment B & C are currently let for £500.00 & £400.00 per calendar month, respectively.

Internal viewing is highly advised.

**SERVICES** Each Flat benefits from its own metered gas and electric supply. All flats benefit from combination gas central heating system serviced by a combination central heating boilers.

**COMMUNAL AREAS** With front driveway providing off road parking, enclosed bin store, communal gardens and secure communal areas.

**LOCATION** Clarendon Road is conveniently located within a popular Edgbaston neighbourhood and the prestigious, quaint "pocket" of Edgbaston with St Augustine's Church at the epicentre, 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, University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf club within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment. There are local facilities at Cannon Hill Park and Edgbaston reservoir ideal for a local Sunday stroll or a bike ride. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.



When it comes to schooling, excellent primary, secondary and prep schools are very close by with Lordswood High school, St Pauls Girls school and plethora of private schooling options.

**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 - C**

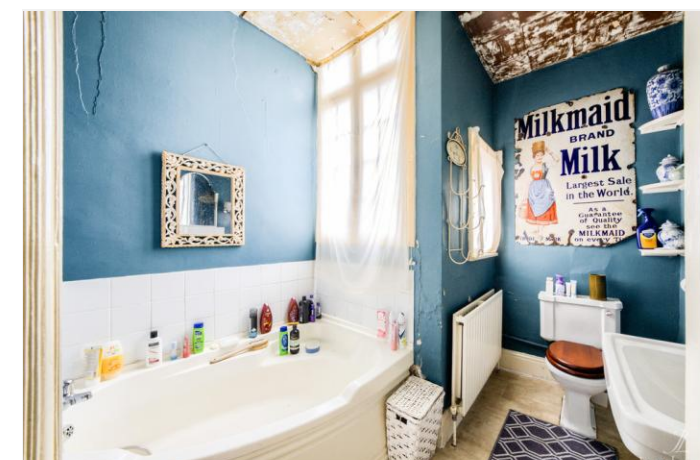
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**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:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

