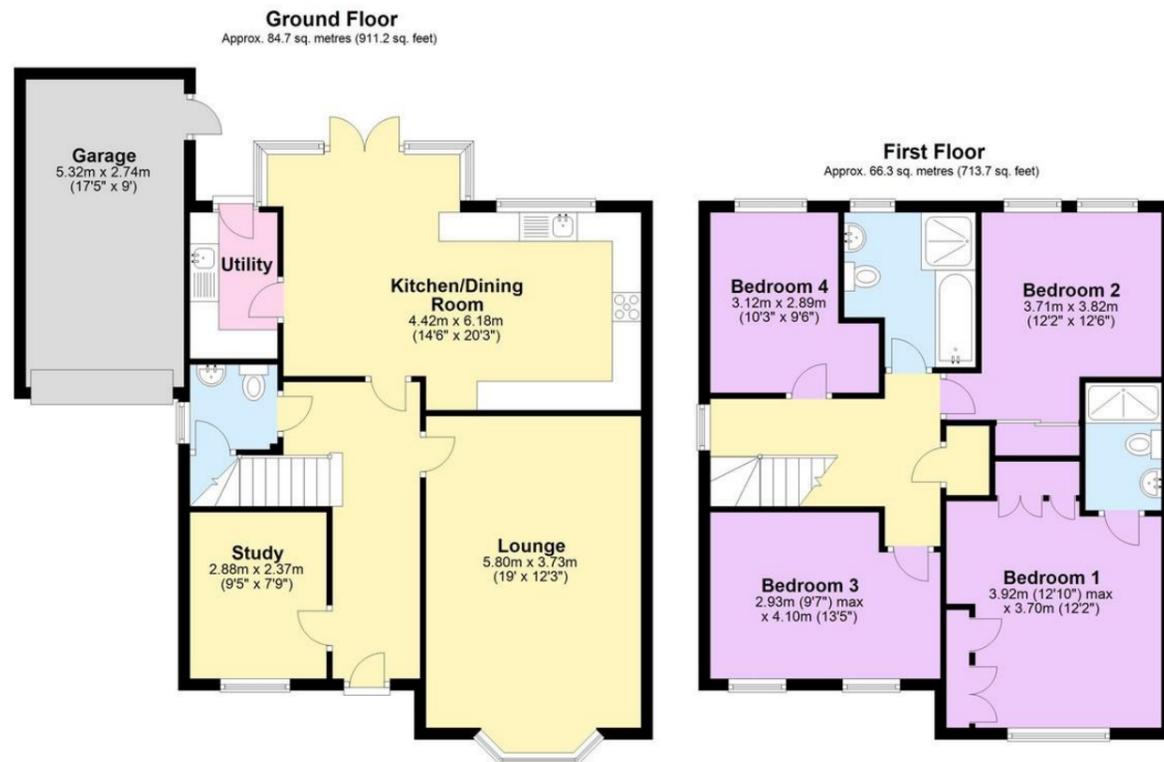




Floor Layout



Total area: approx. 151.0 sq. metres (1624.9 sq. feet)

Total approx. floor area 1,624 sq ft (151 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



George Dixon Road

Edgbaston

B17 8LQ

Asking Price Of **£569,950**

- Detached Family Home
- Four Spacious Bedrooms
- Landscaped Rear Garden
- Ample Parking and Garage



George Dixon Road,
Edgbaston, Birmingham, B17 8LQ
Asking Price Of £569,950



Property Description

DESCRIPTION

This immaculately presented, four bedroom family home is situated within the sought after Lordswood Gardens Development, designed and built by David Wilson Homes. The premium development is conveniently located within a short few miles of Birmingham City Centre with brilliant transport links.

Upon approach to the property, you are greeted by it's attractive, double fronted external appearance, with a driveway suitable for two or more cars, useful garage and a lawned area with a pathway leading to the entrance. The stunning family home is spacious, light and boasts incredible high quality fixtures and fittings inclusive of central heating and double glazing throughout. In addition to the great specification of this property, it also benefits from a remaining 3 years on it's new home guarantee (NHBC Warranty) to provide additional peace of mind for the lucky purchaser!

Set over two floors, this home briefly comprises of: - A bright and airy spacious hallway with access to all downstairs rooms and a downstairs w/c. On the ground floor there is a brilliant study, separate lounge with a gorgeous bay window, large open plan kitchen/diner, fitted with integrated appliances and with French doors leading to the beautifully landscaped rear garden, along with a door leading to the helpful utility room.

Back into the hallway, the staircase leads to the first floor which benefits from a master bedroom with an en-suite bathroom and three further spacious bedrooms. The family bathroom is fitted with a lovely white suite, with separate bath and shower, w/c and wash hand basin.

Recently landscaped, the rear garden is perfect for those looking for greenspace with low maintenance. Enclosed by wooden fencing and with access into the garage.



LOCATION

The property is conveniently located on George Dixon Road which runs between Portland Road and Bernard Road in Edgbaston. The property is very well situated with easy access to Hagley Road and links to Birmingham City Centre, the Queen Elizabeth Hospital 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 for two or more cars and an attractive lawned area and pathway leading to the entrance door.

We highly recommends a viewing in order to fully appreciate the accommodation on offer!

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

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:
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