



Floor Layout



Total approx. floor area 978 sq ft (91 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.



Highcroft Villas

Highcroft Road

B23 6GQ

Asking Price Of £325,000

- Two-Bedroom Mews House
- 978 Sq. Ft.
- Secure & Allocated Parking
- No Upward Chain





**Highcroft Villas,  
Highcroft Road, Erdington, B23 6GQ**  
Asking Price Of **£325,000**



## Property Description

*DESCRIPTION* Stunning Mews - Style Villa in Historic Highcroft Hall.

Welcome to Highcroft Villas - a unique two-bedroom, high-quality mews-style house that beautifully combines modern luxury with timeless craftsmanship. Spread over two spacious floors, this property offers an exceptional living experience.

Nestled within the historic Highcroft Hall in Erdington, this villa features its own private entrance, leading you into a bright and welcoming hallway. The first floor includes ample storage, a contemporary family bathroom, a comfortable double bedroom, and an exquisite kitchen that seamlessly flows into the dining room. A few marble-tiled steps lead you up to a cosy living area, perfect for relaxation.

Upstairs, the master bedroom is a highlight, offering generous storage and Velux windows that fill the space with natural light.

Outside, you'll find an allocated parking space in a secure gated car park, as well as beautifully maintained, fenced grounds. The rear garden, cared for by an on-site groundskeeper, provides a lovely outdoor space to enjoy.

Conveniently located near the A38 and M5/M6, this property is ideal for commuters, city workers, and local professionals seeking a home with that extra touch of charm and elegance. Don't miss out on this remarkable opportunity!

*LOCATION* Erdington is a lively suburb located just a few miles northeast of Birmingham city centre, offering a perfect blend of urban convenience and suburban charm. Known for its rich history and diverse community, Erdington boasts a range of amenities, making it an ideal place to live.

*Transport Links:* Erdington is well-connected by public transport, with frequent bus services and a railway station that provides easy access to Birmingham and surrounding



areas. The proximity to major roadways, including the A38 and M5/M6 motorways, makes commuting a breeze for those traveling to the city or beyond.

*Amenities:* The area is home to a variety of shops, cafes, and restaurants, ensuring that residents have everything they need right at their doorstep. Erdington High Street offers a mix of local businesses and well-known retailers, while nearby parks and recreational spaces provide opportunities for outdoor activities.

*JAMES LAURENCE ESTATE AGENTS 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:* Leasehold

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

*Local Authority:* Birmingham City Council

*Council Tax Band:* E

*Service Charge:* £1,980.00 Per Annum

*Ground Rent:* £150.00 Per Annum

*Ground Rent Review Period:* TBC

*Length of Lease:* 990 Years Remaining

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

