



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

10, SHERINGHAM, EDGBASTON, B15 3ND  
£2,000 PCM







A spacious and well maintained four bedroom detached family home in a quiet and secluded cul de sac location within the much sought after Calthorpe Estate. The property boasts front facing living room, dining room adjacent to conservatory, breakfast kitchen, downstairs WC, with family bathroom and further en-suite complimenting the bedrooms upstairs. A double garage and front driveway offer ample-and all important-parking, whilst there is a very private rear garden.

Offered unfurnished and available now.

#### AREA

Sheringham is located off Augustus Road, in a central Edgbaston location, within the prestigious Calthorpe Estate, on the very cusp of-and with direct access to-Birmingham city centre.

The property is very close to Queen Elizabeth hospital and Birmingham univeristy, within easy reach of local amenities and very accessible to A456 links to M6 motorway and Birmingham International Airport beyond.

#### SCHOOLS

Excellent primary secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

#### LEISURE

Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

#### Tenant fee act 2019

Under latest legislation, permitted tenant payments are:

- Rent
- Separate Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).