



James *J* LaurenceTM
Sales and Lettings

58, BREWERS SQUARE, EDGBASTON, B16 0PN
OFFERS OVER £240,000





A well presented three storey townhouse within a popular sought after neighbourhood. A new housing estate in 2009, built by Charles Church, this property offers spacious accommodation for a young family or first time buyer.

Ground floor accommodation includes entrance hall, WC, fitted kitchen and luxury of impressive living room/diner with French doors in the bay leading out to the garden. The first floor boasts two bedrooms to compliment the family bathroom and storage cupboard, leading to the second floor which houses the master bedroom suite with modern en-suite shower room. Further features include gas central heating, double glazing and ample storage facilities, of a modern and well presented style, befitting its age. The well maintained theme is also a characteristic externally, with a private rear garden, with the luxury of tandem two parking spaces to the rear.

THE AREA

Brewers Square is a quiet road forming part of a new home development built in 2010, in close proximity to City Road. It is a popular Edgbaston location offering excellent road and transport links in to Birmingham city centre whist idea for families with family friendly park as part of the estate with recreational areas such as Deer's Leap Wood nature reserve nearby.

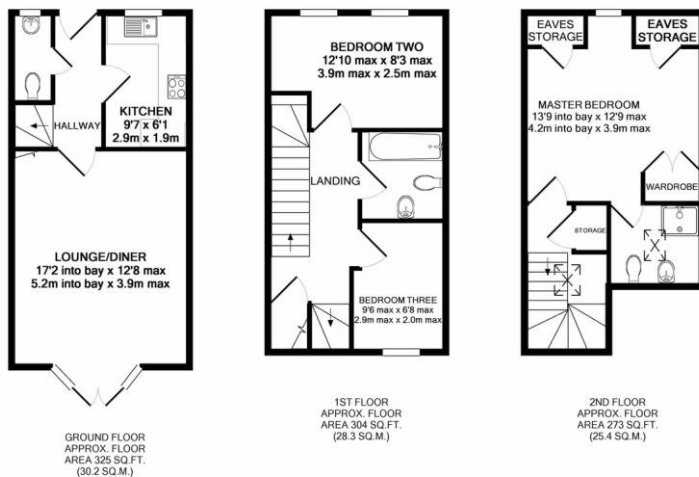
The property is close to Queen Elizabeth and City Hospitals but also ideally placed new Midland Metropolitan Super Hospital at Cape Hill, along with amenities of Bearwood, Harborne and Edgbaston, with an extensive choice of independent and quality restaurants.

SCHOOLS

Advantageously, the surrounding area provides a choice of highly rated primary and secondary schooling to both sectors, with Lordwood High school and George Dixon Academy close to and further schooling options within Edgbaston.

LEISURE

Leisure facilities are provided with Edgbaston Priory tennis club and Golf clubs within a short drive, Edgbaston Reservoir with walking distance, with Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.



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.
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