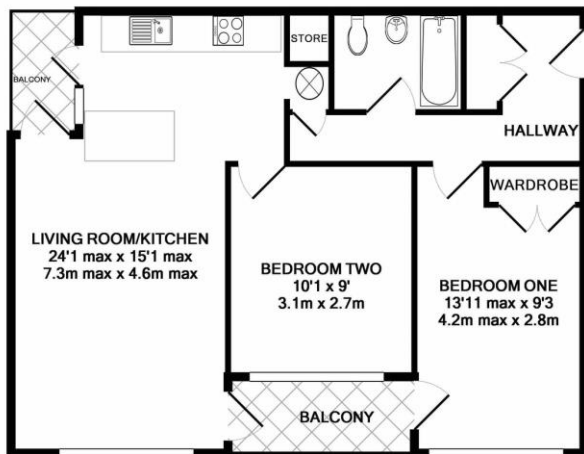




James *J* Laurence<sup>TM</sup>  
Sales and Lettings

APT 60, WARWICK CREST ARTHUR ROAD, EDGBASTON,  
B15 2LH  
OFFERS IN EXCESS OF £199,995





TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 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.  
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A stunning renovated 14th floor apartment offering open aspect Edgbaston views. The vendor has taken pride and care in the modern refurbishment, from intricate subtle living room lighting and karndean flooring through to the superb and bespoke open plan kitchen/living room layout, an example of the excellent specification throughout. Further accommodation includes two double bedrooms-the master with fitted wardrobes, brand new elegant bathroom with independent shower above the bath. The property enjoys the luxury of two balconies and is fitted with a state of the art high economy electric boiler which services conventional hot water radiators and domestic hot water. There is uninterrupted open aspect views across leafy Edgbaston and indeed the city centre skyline whilst also comes inclusive with a garage en bloc, double glazing and electric heating. Internal viewing a must.

Warwick Crest is in the heart of the prestigious Calthorpe estate, offering building manager on site and lift access to all floors, situated very close to Queen Elizabeth hospital, Birmingham University and amenities of nearby Wheellys Rd parade of shops with Edgbaston Village and Harborne high street offering a plethora of independent eateries beyond. A short walk is Five Ways train station offering connecting line to New Street station. 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 facilities are provided with The Priory tennis club and Golf clubs within walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.

Offered with no upward chain