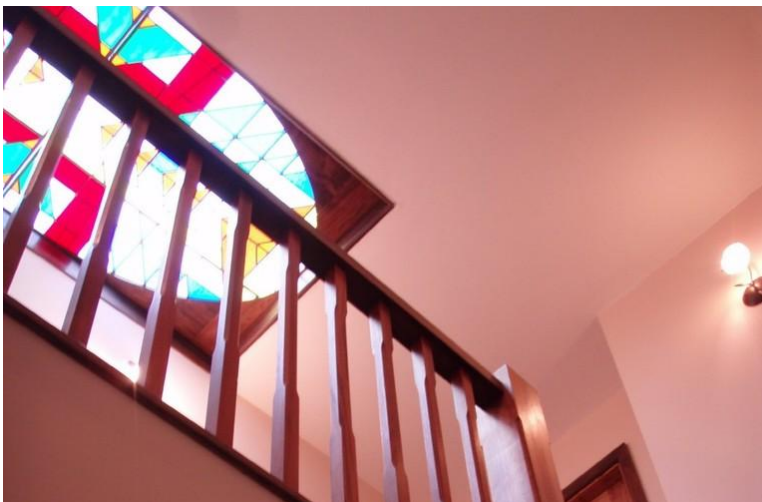
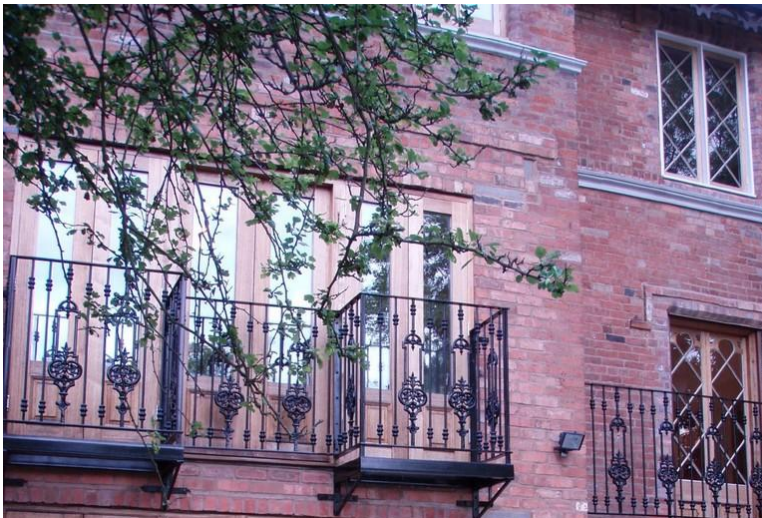
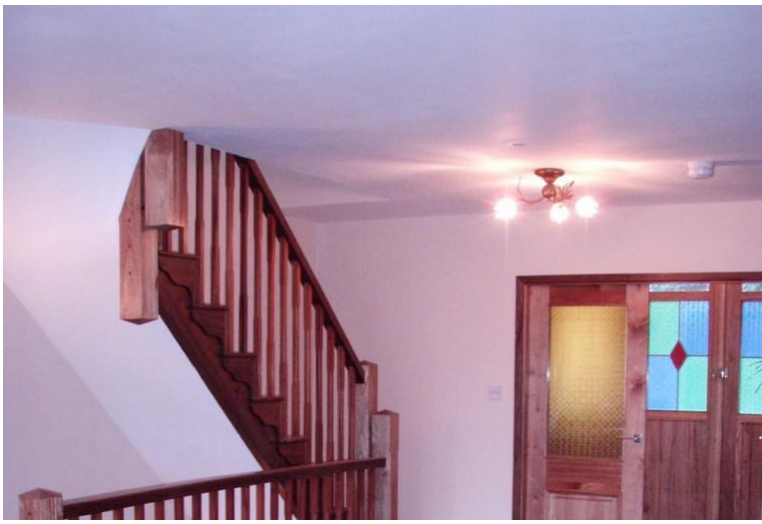




James *J* LaurenceTM
Sales and Lettings

74A, RYLAND ROAD, EDGBASTON, B15 2BW
£1,650 PCM





%epcGraph_c_1_304%

A superb two bedroom three storey town house in a much sought after location. The property offers all the charm of its Grade II listed heritage, whilst internally modernised making for excellently presented offering unfurnished accommodation, including open kitchen dining/sitting area leading straight out to the rear garden, living room on first floor with balcony to the rear, and top floor accommodation of bedrooms complemented by en-suite shower rooms. A front driveway is ideal and a luxury within the area.

Ideal for city working professionals. Available to let now.

AREA

Ryland Road leads from Bath Row/Islington Row to Charlotte Road on the cusp of Birmingham city centre within the prestigious and much sought after Calthorpe Estate.

The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station-on the new Street line. Current tram line extensions mean there will be a short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops with and very accessible to A38 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, complimenting the luxury boutiques and eateries in the expanding Edgbaston Village.

Tenant fee act 2019

www.jameslaurenceuk.com