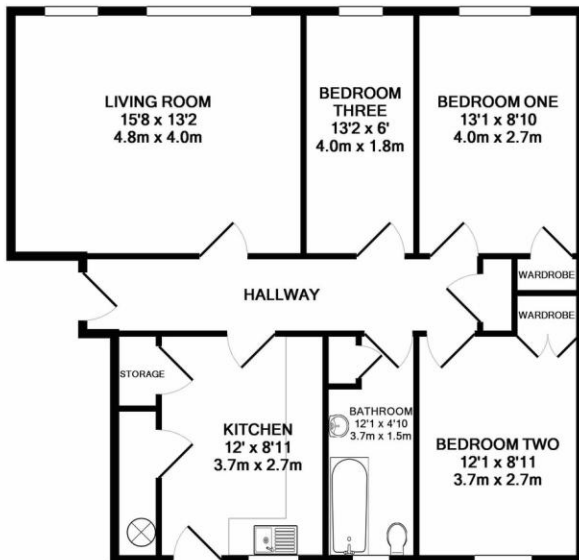




James *Laurence* TM
Sales and Lettings

APT 9, CROPTHORNE COURT CALTHORPE ROAD,
EDGBASTON, B15 1QP
ASKING PRICE OF £193,000





TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 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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PROPERTY

A rare opportunity to purchase this top (fifth) floor three bedroom apartment in one of the most sought after central Birmingham locations.

With lift access to each floor, this apartment offers well proportioned accommodation of front facing spacious living room, separate kitchen with rear aspect and shared balcony offering rear stair access, and a family bathroom. Further features included double glazing and gas central heating (where specified), ample storage and secure entry system, whilst the current vendors have recently refreshed by way of decoration and new carpets.

Buyers should also take note that further upgrading would also enhance the property.

AREA

The development itself offers a leafy Edgbaston postcode, adjacent to Five Ways island, on the cusp of Birmingham city centre.

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 shop amenities such as Morrisons superstore 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..