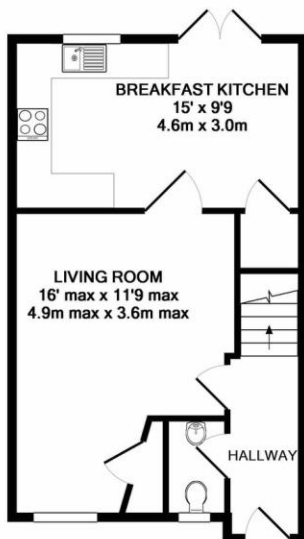




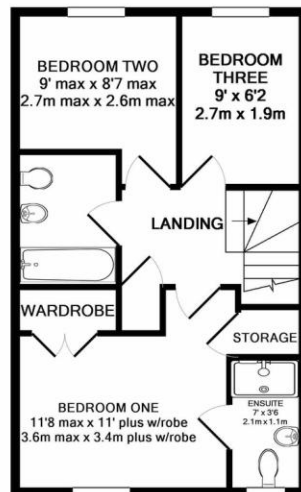
James *J* LaurenceTM
Sales and Lettings

5, SUMMER ROAD, EDGBASTON, B15 2BU
ASKING PRICE OF £325,000





GROUND FLOOR



1ST FLOOR

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 convenient three bedroom mid terraced modern house ideal for first time buyers and city centre commuting families.

The accommodation consists of living room-complete with beautiful wooden flooring- leading into breakfast kitchen-housing range of wall/base units with suitable worktop space and fitted oven/extractor hood, with downstairs WC on ground floor. Well proportioned bedrooms on the first floor are complimented by family bathroom and en-suite shower room leading from master bedroom with ample storage, with further features of gas central heating and double glazing (where specified). Important family essentials are provided in the form of a of rear garden (with rear gate) and the luxury of two parking spaces at the front offering off road parking-a rarity in this location.

AREA

Summer Road leads from Charlotte Road, in a prime Edgbaston location, within the prestigious Calthorpe Estate, on the very cusp of Birmingham city centre, a short walking commute away.

The property is very close to Queen Elizabeth hospital, within easy reach of local amenities of nearby Wheelleys Rd shops 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 prestigious Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.