



Floor Layout



Total approx. floor area 2,057 sq ft (191 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. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements


James Laurence



REASSURINGLY LOCAL



Summerfield Crescent

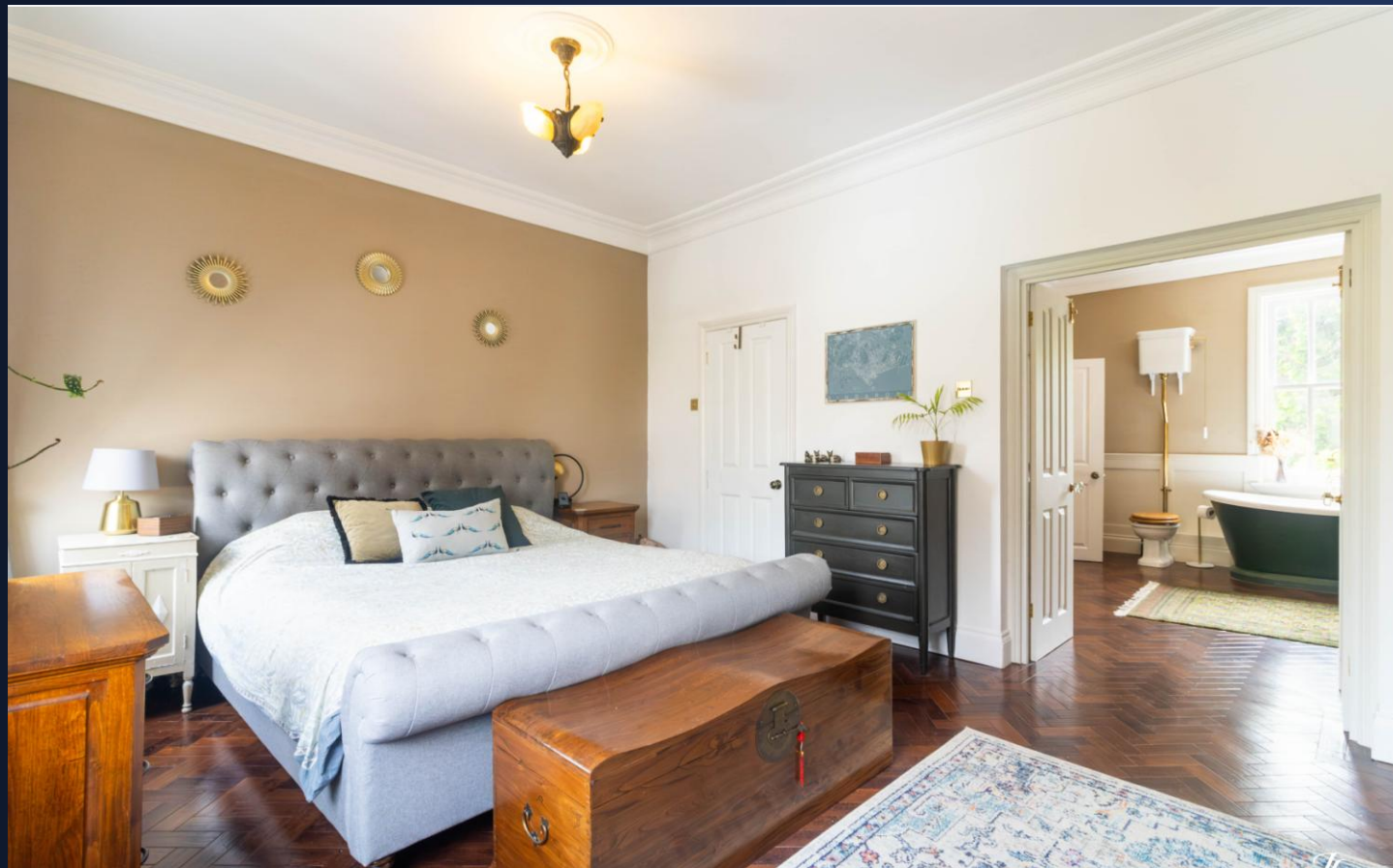
Edgbaston

Birmingham

B16 0EN

Asking Price Of **£595,000**

- Beautifully Presented Victorian Semi-Detached House
- Four Bedrooms, Two Bathrooms + WC
- Two Spacious Reception Rooms
- Meticulously Renovated Throughout
- Spacious South Facing Garden with Access to Edgbaston Reservoir
- Off-Road Parking with PodPoint EV Charging



Summerfield Crescent, Edgbaston, Birmingham, B16 0EN Asking Price Of £595,000

Property Description

DESCRIPTION A beautifully presented and deceptively spacious four-bedroom Victorian semi-detached home, blending elegant period character with striking contemporary interiors across more than 2,000 sq.ft. Thoughtfully renovated throughout, this exceptional family home offers a superb balance of original features, stylish design and generous living accommodation, together with a large mature rear garden, detached garage and off-road parking.

The property opens into an impressive entrance hall leading to a stunning bay-fronted living room, where high ceilings, ornate coving, a feature fireplace and restored timber flooring create an inviting and characterful space. A separate dining room provides an ideal setting for entertaining and flows beautifully through to the rear of the house.

At the heart of the home is a spectacular extended kitchen, fitted with bespoke dark shaker cabinetry, quartz worktops, feature shelving, a Rangemaster cooker with induction hobs, and Miele appliances. The space is flooded with natural light and offers ample room for informal dining, with doors opening directly onto the landscaped terrace and garden beyond.

The attention to detail continues throughout, with stylish décor, designer touches and beautifully curated finishes, including a striking ground floor cloakroom and contemporary bathroom suites with the primary suite featuring Versace wallpaper and gold grouting.

Arranged over the upper floors are four well-proportioned bedrooms, including a superb principal bedroom with a luxurious en suite bathroom. The additional bedrooms offer flexibility for growing families, guests or home working.

Externally, the property enjoys excellent kerb appeal with a traditional Victorian façade and driveway parking to the front with EV charging. To the rear is a truly impressive garden, featuring a large entertaining terrace, detached store/outbuilding and an expansive lawn framed by mature trees and established planting, creating a peaceful and private outdoor setting. There is also gated access directly to Edgbaston Reservoir from the garden.



This is a rare opportunity to acquire a substantial period home finished to an exceptional standard throughout.

LOCATION Summerfield Crescent is a quiet residential street in a prime Edgbaston location, close to Birmingham City Centre, giving the area a good mix of convenience and a more residential feel. It's particularly popular with people who want easy access into the city without feeling right in the middle of it all.

There are plenty of everyday amenities nearby including supermarkets, gyms and cafes, with Edgbaston Village and Harborne High Street a short journey away, both of which offer fantastic bars and restaurants. Brindley Place, Broad Street, and the City Centre are also easily accessible for work, evenings out, and shopping and can be accessed via a convenient bus route which has a stop just outside the building.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure: Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band - D*

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To book a viewing of this property:

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