



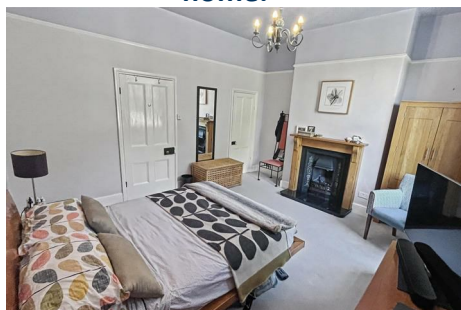
53 Lee Crescent

Edgbaston, Birmingham, B15 2BJ

Offers Over £475,000



A lovely three bedroom grade II listed terraced home in this prime location in Edgbaston which offers a wealth of character features and also has the added benefit of contemporary fittings to make a wonderful family home. This lovely home is ideally situated for the City Centre, catchment for excellent schools, with amenities including shops, restaurants and coffee shops. The accommodation on offer briefly comprises the following: front fore garden, hallway, two reception room, cellar, kitchen, utility, downstairs bathroom and access to a well maintained rear garden with garage at the rear. To the first floor there are two bedrooms and a shower room with a further staircase gives access to a third bedroom. The property also benefits from no upward chain. To arrange your viewing please contact the Moseley office to fully appreciate this amazing home.



Approach

The property is approached via a front fore garden with mature plants and trees to borders and pathway leading to wooden front door opening into:

Entrance Vestibule

With tiling to flooring, ceiling light point, coving to ceiling and single glazed wooden door opening into:

Hallway

With tiling to flooring, two ceiling light points, coving to ceiling, picture rail, stairs giving rise to the first floor accommodation, door opening into cellar, door opening into storage cupboard and doors opening into:

Reception Room One

11'1" x 12'11" (3.40 x 3.94)

With single glazed sash window to the front aspect, ceiling light point, central heating radiator, picture rail, decorative coving to ceiling, ceiling light point and wooden mantle piece.

Cellar

11'3" x 12'6" (3.43 x 3.82)

With steps leading down to cellar with ceiling spotlight and useful storage space.

Rear Reception Room

12'11" x 15'0" (3.96 x 4.58)

With ceiling light point with decorative ceiling rose, wall mounted light point, decorative coving to ceiling, picture rail, sash double glazed window to the

rear aspect, wooden flooring, fireplace with tiled hearth and wooden mantle piece and door opening into:

Kitchen

14'11" x 7'4" (4.57 x 2.25)

With laminate floor tiles, two double glazed windows to the side aspect, Velux roof light, two ceiling light points and central heating radiator. Kitchen with a selection of wall and base units with wooden effect work surfaces over, tiling to splash backs, wall mounted Worcester combination boiler, built-in dishwasher, Smeg cooker and hob, built in fridge, one and a half bowl sink and drainer with mixer tap over and further door opening into:

Utility

7'9" x 7'3" (2.37 x 2.22)

With laminate fitted floor tiles, space for washing machine, tumble dryer and fridge freezer, Velux roof light, ceiling strip light, double glazed door giving access to the rear garden and further door opening into:

Bathroom

7'4" x 6'2" (2.24 x 1.89)

With central heated towel rail, low flush WC, wash hand basin on pedestal with two taps over, panel bath with two taps over and Triton shower over, two double glazed windows to the rear aspect, tiling to splash backs and laminate floor tiles.

First Floor Accommodation

From hallway carpeted stairs gives rise to the first floor landing, with carpet and with ceiling light point, door giving access to stairs to the top floor, door opening into under stairs storage cupboard and further doors opening into:

Bedroom One

13'0" x 15'0" walk-in wardrobe 5'10" x 3'4" (3.97 x 4.58 walk-in wardrobe 1.78 x 1.04)

With ceiling light point, picture rail, carpet to floor, central heating radiator, single glazed window to the front aspect, feature fireplace with wooden surround and mantle piece and tiled hearth and door opening into walk-in wardrobe with ceiling light point..

Bedroom Two

12'10" x 10'5" (3.93 x 3.20)

With ceiling light point, carpet to floor, picture rail, central heating radiator and double glazed sash window to the rear aspect.

Shower Room

4'0" x 12'10" (1.24 x 3.93)

With walk-in shower cubicle with shower over and rainfall shower attachment, tiling to splash backs, low flush WC, wash hand basin with mixer tap over, glazed opaque window to the rear aspect, central heating towel rail and door opening into airing cupboard.



Top Floor

14'11" x 22'8" (4.56 x 6.93)

From the first floor landing stairs gives rise to loft room with ceiling light point, laminate flooring, two storage cupboards, Velux window to the rear aspect, door opening into storage cupboard and central heating radiator.

Rear Garden

With a paved patio area with steps leading to landscaped garden with paved patio area, decorative trees and shrubs into border, fencing and brick surround, further bedding areas and lead to wooden doors opening into garage.

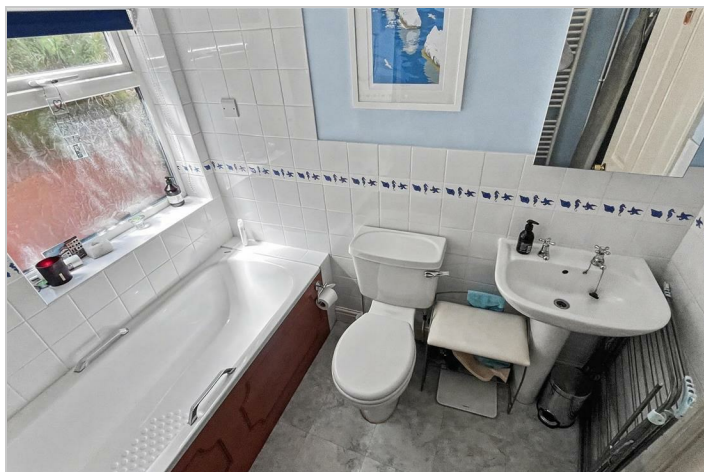
Garage

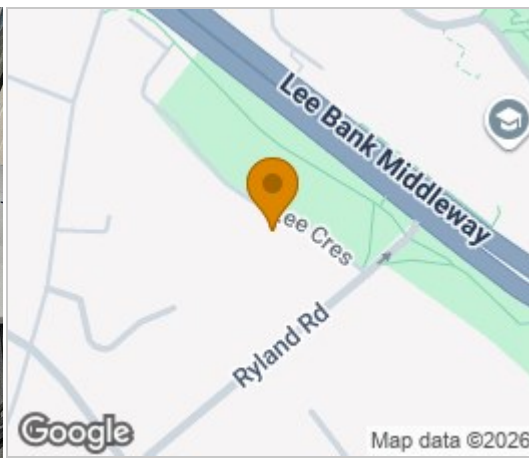
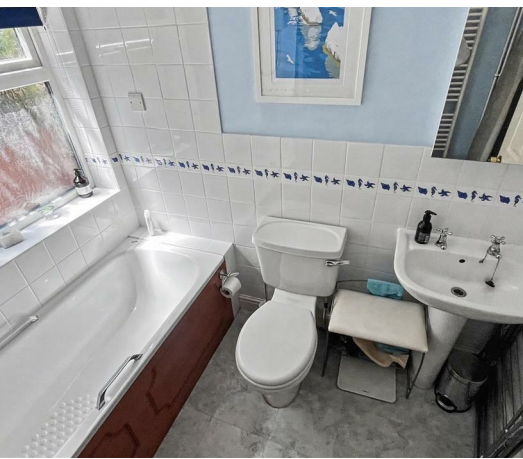
8'11" x 13'10" (2.73 x 4.24)

With metal up and over door, loft access point, ceiling strip light and useful storage space.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 53, Lee Crescent, Edgbaston, Birmingham, West Midlands, B15 2BJ is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.





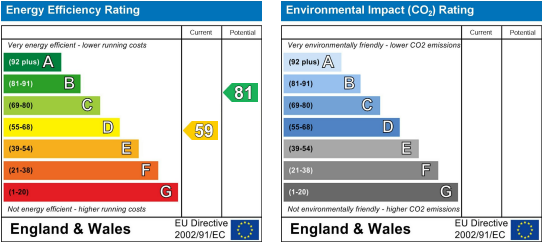
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

- 1. Additional Services / Referral Fees**
- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.