Location

**4bedroom townhouse for sale in Lee Crescent, Edgbaston, Birmingham, B15**

Price

Guide price

**£735,000**

About

* 4 Beds
* 1 Baths
* 5 sitting areas

Details

The front door opens to a light bright reception hallway. The fanlight window above the door provides plenty of natural light and doors radiate to all of the principal reception rooms. There is a useful guest cloakroom/WC, stairs descend to the lower, basement level and a staircase rises to the first floor.  
  
The sitting room located at the front of the house is tastefully appointed. The feature open fireplace with pretty cast iron and tiled surround draws the eye. A high arched alcove to either side adds further interest. A large window overlooks the front aspect and French doors open to the rear patio and garden.  
  
The formal dining room, also sits at the front of the house and lends itself to inspired dinner parties and family dining for those special occasions. A large window floods the space with natural light and a feature cast iron and tile fireplace make a lovely focal point.  
  
The reception hallway flows directly onward to the large and inviting family room which sits at the centre of the house. Perfect for modern family life this space lends itself to relaxation whether it be quietly with a good book or in front of a movie. French doors open to the patio area allowing the garden to be enjoyed during the warmer summer months.  
  
The exquisite kitchen is well fitted with a comprehensive range of high gloss wall and floor mounted units in a lovely duck egg blue colour with contrasting walnut style work surfaces. Fitted with a range of integrated appliances the kitchen is perfect for any budding chef. Breakfast dining can be enjoyed at the two-seater breakfast bar or next door, in the family room. A large window overlooking the garden and a glass panel door provide plenty of natural light.  
  
Downstairs, the basement offers a well fitted and large home office with ample storage. Accessed from the reception hallway it would be easy to invite work colleagues for meetings without interrupting family life.  
  
The superb games room/cinema room is large, comfortable, inviting and fun! This space is perfect for a movie night with family or friends. The basement accommodation is extremely flexible in its use.  
  
The staircase rises from the reception hallway to the first floor landing. All four bedrooms are accessed from here along with the family bathroom.  
  
The sumptuous principal bedroom sits at the side of the house and enjoys a dual aspect, there is a window overlooking the front and rear providing lots of light. Beautifully appointed, in keeping with the rest of this fabulous home there is a superb amount of storage with built-in, classically styled wardrobes.  
  
Bedroom two has a large window with lovely views of the green, adjacent to the front of the house. There is ample built-in storage and a gorgeous cast iron bedroom fireplace.  
  
Bedroom three also with a lovely cast iron fireplace has a large window enjoying views over the rear garden. There is also built-in, recessed storage.  
  
Bedroom four is the smaller of the bedrooms and perfectly suited to its current use as a sewing room/studio. The large window with views over the green provides ample natural light. Opposite the principal bedroom, this room would also be ideally suited to a nursery or child's bedroom.  
  
The incredibly well fitted and large family bathroom serves all four of the bedrooms. The part sunk bath with step up is delightful for relaxing. There is a shower over for rinsing off and also a separate, walk-in shower for when one is in a little more of a hurry. There is also ample storage fitted around the wash hand basin.  
  
The rear garden is an absolute delight! Peaceful and tranquil this gorgeous, walled paradise is perfect for unwinding after a long day. There is a handy gardener's loo next to the kitchen. Tiered and providing much interest a superb flow of patio, red brick pathways, generous lawn area and an idyllic summer house combine to create, what feels like the continuation of living space but outdoors.

Property type

**Townhouse**

Floor area

**2,635 sqft**

Council Tax Band

**F**

Tenure

**Freehold**