



Lee Crescent, Edgbaston, Birmingham

**Knight  
Frank**

# Lee Crescent, Edgbaston, Birmingham

The property is a superbly appointed Grade II listed Georgian townhouse with a handsome white Stucco front elevation. It is set back from Lee Crescent behind, mid-rise iron railings with on-road permit parking.

This stunning family home is arranged over three floors with the benefit of a basement conversion. The property has been lovingly updated by the current owners and is both classical and contemporary in its feel. Care has been given to retaining the wonderful period features.



## Local authority

Birmingham City  
Council Band: F

## Location

This stunning regency-style crescent with houses to one side, facing onto a tree-lined green is approached from Ryland Road and is within easy distance of Birmingham City Centre.

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors.

Recreational amenities of particular note include Lordswood Gym, Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.



## Lee Crescent

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. There is also direct access out to the patio and rear garden.

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. Located next to the kitchen this is a perfect place to enjoy al fresco dining.

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 depending on need.



Sitting room



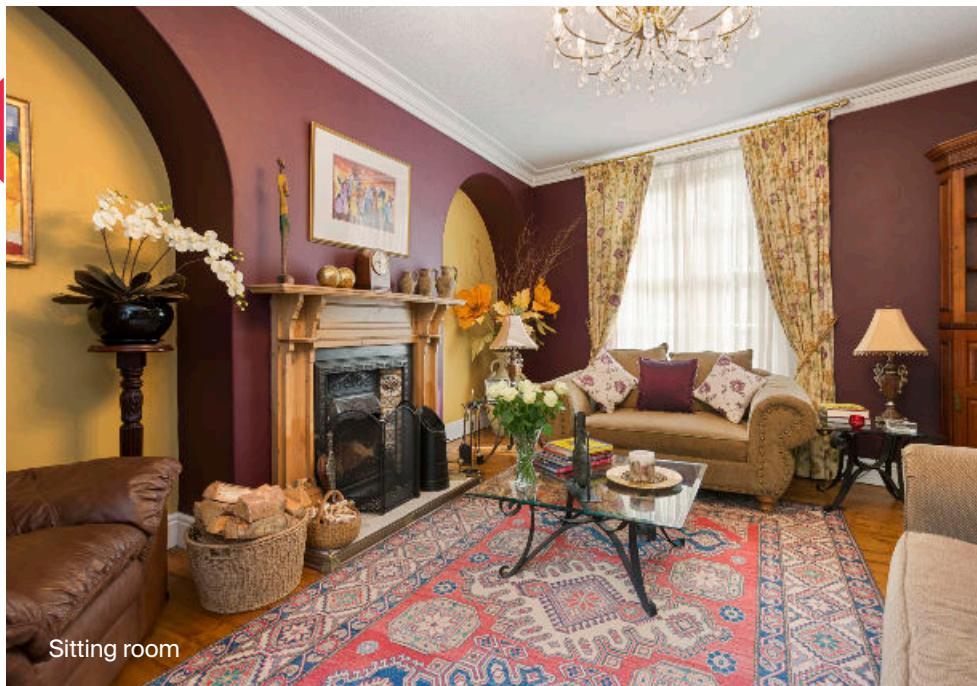
Dining room



Family room



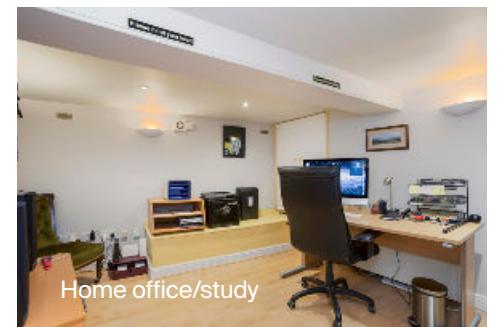
Kitchen



Sitting room



Cinema/games room



Home office/study

Beautifully appointed throughout.

## Upstairs

The staircase rises from the reception hallway to the first floor landing. All four bedrooms are accessed from here along with the family bathroom. A window provides natural light and a lovely spot for reading or needlework.

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.

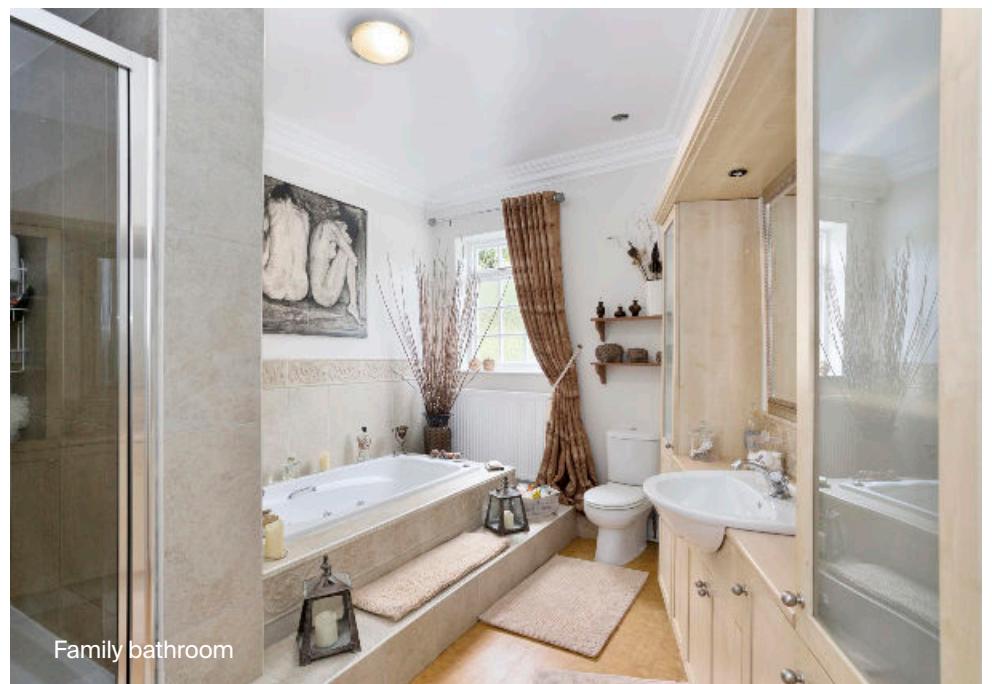
Bedroom three also with a lovely cast iron fireplace has a large window enjoying views over the rear garden. There is also built-in, recessed storage.

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.



Principal bedroom



Family bathroom

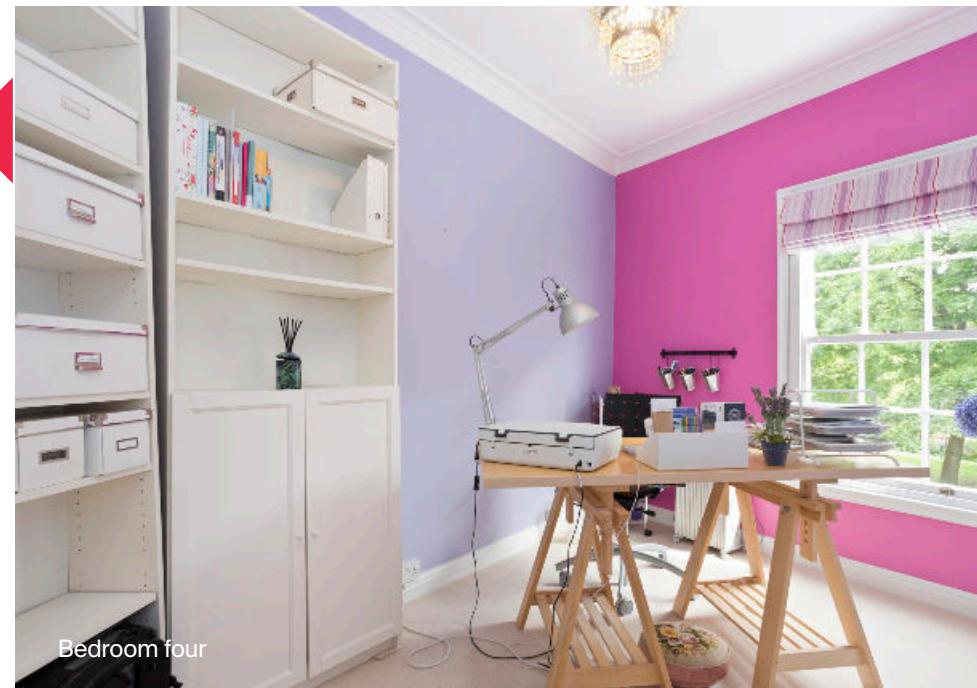


Bedroom two



Bedroom three

Superb bedrooms.



Bedroom four



First floor landing



Family bathroom

## Gardens

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.

The patio area feels very cosy and is protected from the elements with the rising garden beyond. This space is perfect for summertime entertaining. Onwards, a gorgeous lawned area with mature planted borders provides ample gardening opportunities for those with green fingers.

The summerhouse is an amazing space for spending time away from the hustle and bustle of home life without having to leave home.

## Services

Mains water, electricity, gas and drainage are connected.



## Approximate Gross Internal Floor Area 244.8 sq m / 2,635 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
**Birmingham Residential**

**Sales**  
103 Colmore Row  
Birmingham B3 3AG  
[knightfrank.co.uk](http://knightfrank.co.uk)

### Basement

I would be delighted to tell you more  
Sarah Briggs  
0121 233 6468  
[sarah.briggs@knightfrank.com](mailto:sarah.briggs@knightfrank.com)

### Ground Floor

### First Floor



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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