



## 18 East Drive, Birmingham, B5 7RX Offers In The Region Of £345,000



Genie Homes is delighted to offer this beautifully proportioned three-storey townhouse set within this highly sought-after private gated estate, ideally positioned for convenient access to Birmingham City Centre. Offering versatile three/four-bedroom accommodation, this attractive home combines spacious living with a peaceful residential setting. Offered with no upward chain. EPC Rating C.

Council Tax Band: C  
Tenure: Freehold

Situated within the prestigious Priory Estate, East Drive is approached via electronically operated security gates from Pershore Road, creating an exclusive and secure environment.

Further benefits include a good-sized integral garage, gated surroundings, and a superb location offering easy access to local amenities, transport links, Queen Elizabeth Hospital, Birmingham University, and the City



## Property Overview

To the front of the property is a block paved driveway providing off-road parking, alongside an established planting bed which offers potential for an additional parking space, subject to requirements. There is also access to the integral garage and enclosed entrance porch.

Internally, the property welcomes you with a spacious reception hall featuring stairs rising to the first floor, access to the rear garden, and a versatile ground floor room currently arranged as Bedroom Three. This flexible space could equally serve as a home office, study, guest room, or additional reception room.

The first floor provides excellent entertaining and living space, comprising a generous lounge/dining room with a large double glazed picture window allowing for plenty of natural light. The adjoining kitchen is fitted with a range of stylish white base and wall units complemented by contemporary grey worktops, together with a convenient serving hatch to the dining area, Guest w/c with wash hand basin.

The second floor hosts three well-proportioned bedrooms, all benefiting from double glazed windows, with fitted wardrobes to Bedrooms One and Two. The modern family bathroom is fitted with a contemporary white suite including a panelled bath with shower over, low level WC, wash hand basin, chrome heated towel rail, stylish grey tiling, and grey vinyl flooring. From the landing there is also access to the loft space, offering useful storage potential or scope for further development, subject to the necessary consents.

Externally, the rear garden enjoys a private and mature setting with lawned areas, established shrubs and flowering plants, paved pathways, patio seating area, and direct access to the beautifully maintained communal gardens beyond. Two useful garden storage areas are also accessed from the recessed rear porch.

Further benefits include a good-sized integral garage, gated surroundings, and a superb location offering easy access to local amenities, transport links, Queen Elizabeth Hospital, Birmingham University, and the City Centre.

## Area Description - Edgbaston

Edgbaston is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 3 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Edgbaston is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the

area, including Cannon Hill Park and the Edgbaston Reservoir. The suburb has a number of cultural and recreational facilities, including the Edgbaston Cricket Ground and the Birmingham Botanical Gardens.

In terms of proximity to Birmingham city centre, Edgbaston is relatively close and easily accessible by public transport. The journey from Edgbaston to the city centre by train takes around 10 minutes. There are also regular bus services between the two locations.

## Disclaimer

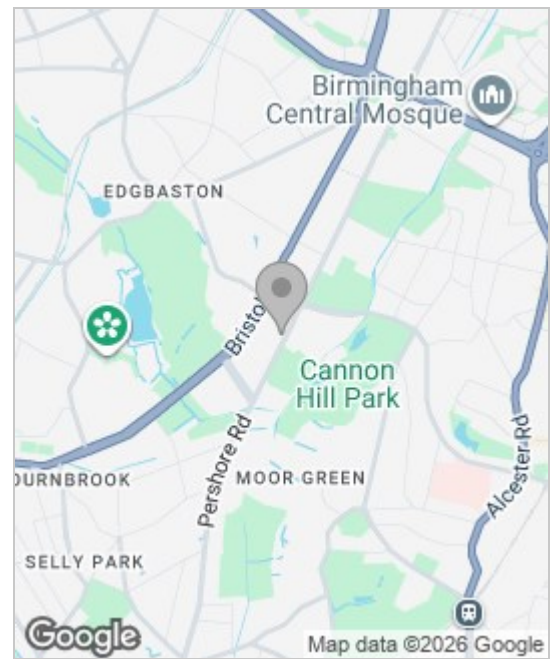
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TENURE  
Freehold

POSSESSION  
Vacant Possession

VIEWING  
Viewing strictly by appointment through  
Genie Homes



Total area: approx. 1250.3 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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