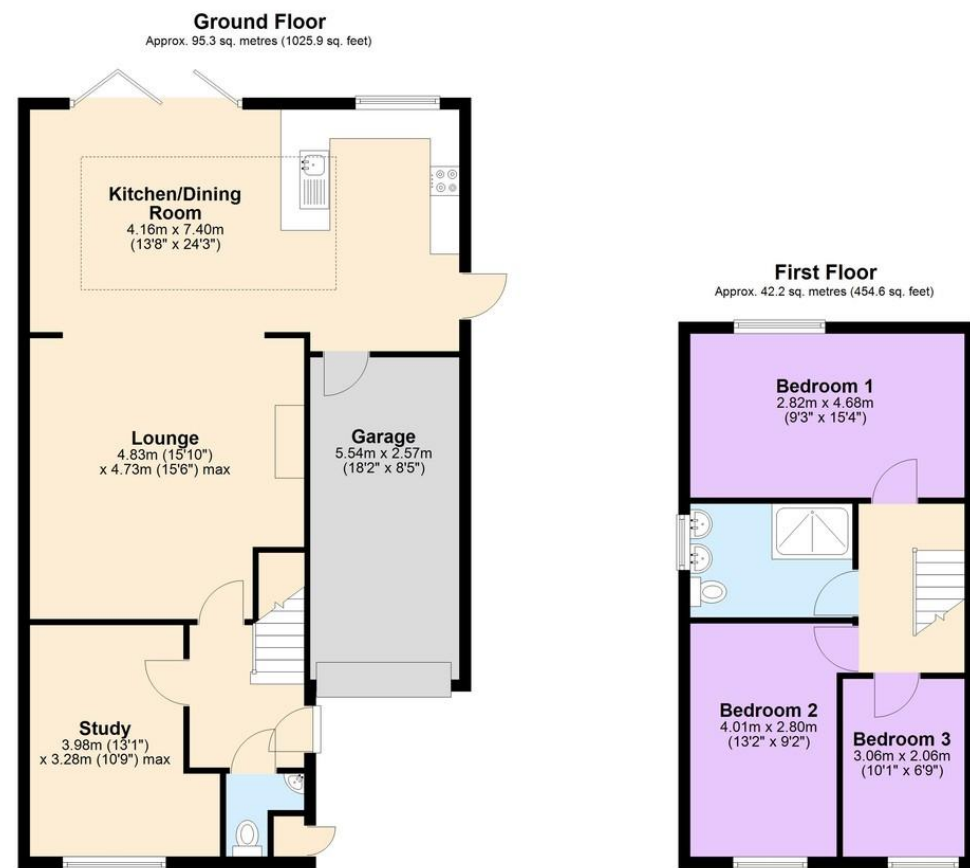




Floor Layout



Total area: approx. 137.5 sq. metres (1480.5 sq. feet)

Total approx. floor area 1,480 sq ft (137 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.

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



Balcaskie Close

Edgbaston

B15 3UE

Asking Price Of £545,000

- Three-Bedroom Detached House
- 1480 Sq. Ft.
- Superbly Extended To The Rear
- Freehold





Balcaskie Close,  
Edgbaston, Birmingham, B15 3UE  
Asking Price Of £545,000



## Property Description

### DESCRIPTION

A stylish and recently renovated three bedroom family home in a corner plot of a quiet cul de sac location.

Accommodation has been particularly enhanced by the stunning extension which provides fantastic family living with open plan kitchen and diner complete with bi-folding doors to garden and high specification fittings and beautiful ceiling light lantern, whilst opening to a spacious living room. The ground floor is completed by a front facing flexible sitting room-which is often used by current vendors a further guest bedroom, a downstairs WC internal access to the garage. Upstairs boasts contemporary shower room, to compliment well presented and proportioned bedrooms, whilst further benefits include garage, gas central heating and double glazing (where specified). Externally the property includes a maintainable and private rear garden that buyers will be intrigued to see wraps around the side of property as the plot lends itself well to side extension (subject to necessary approvals).

### LOCATION

Balcaskie Close is an intimate cul de sac situated within the prestigious Calthorpe Estate and close to nearby Chad Square offering ease of access to Birmingham city centre via Harborne Road link making ideal for city working professionals. This can truly be described as a prime Edgbaston location in the heart of Edgbaston with a plethora of eateries, coffee shops and boutiques of The Edgbaston Village within easy reach whilst also walking distance from Harborne High street amenities, with a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond.



### JAMES LAURENCE ESTATE AGENTS

*Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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 - F*

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*Free Valuation: Please contact the office on to make an appointment.*

*Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

*Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.*



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of this property:

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