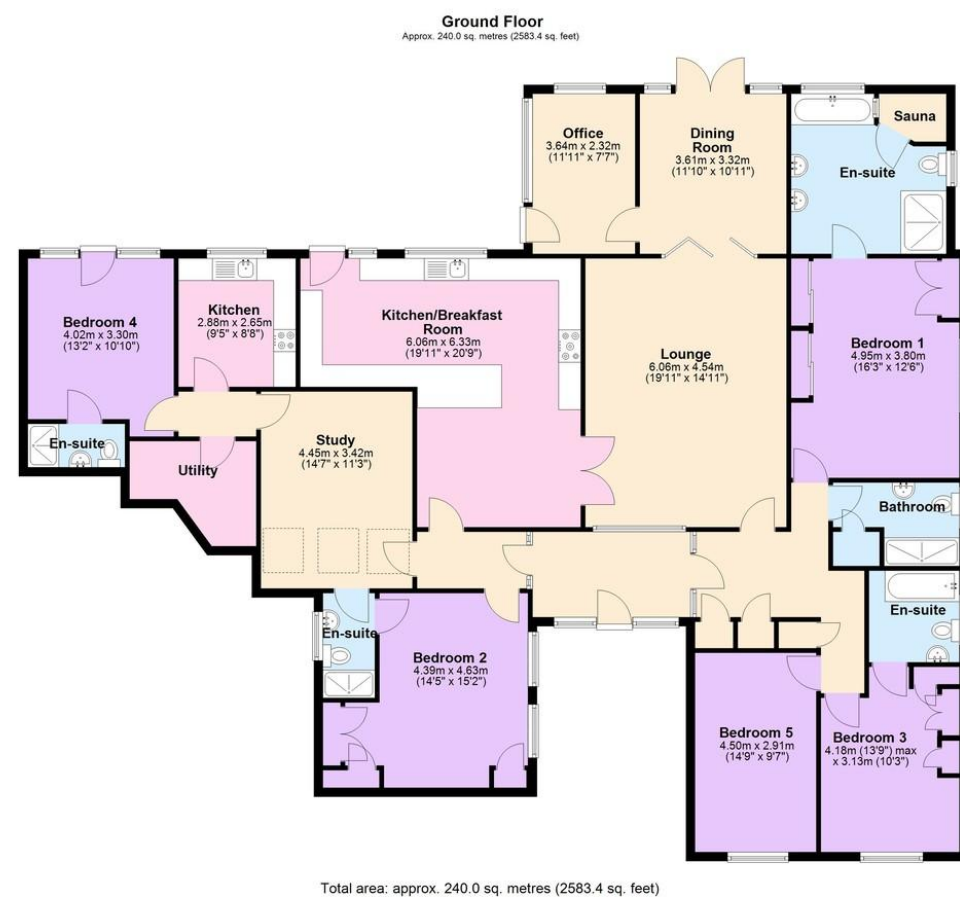




Floor Layout



Total approx. floor area 2,583 sq ft (240 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.

Antringham Gardens

Edgbaston

B15 3QL

Asking Price **£1,350,000**

- Detached Bungalow
- Extensively Modernized
- 2583 Sq. Ft.
- Five Double Bedrooms With Four En-Suite's





**Antringham Gardens,
Edgbaston, Birmingham, B15 3QL**
Asking Price £1,350,000



Property Description

DESCRIPTION This bungalow is simply a one off. Boasting contemporary fittings and modern style throughout, the layout lends itself co-habiting families with the side extension providing a large "annex" but should appeal to 'downsizers' still wanting the space they are accustomed to. Accommodation includes five double bedrooms, three reception rooms plus a study, five shower/bath rooms-one of which offers the rarity of its own state of the art sauna, along with two kitchens. Each bedroom offers in built wardrobes and/or storage space for all the family whilst a compact rear garden offers low maintenance but still private outdoor space to enjoy.

LOCATION Antringham Gardens, is a picturesque and serene residential area known for its well-maintained gardens and charming surroundings. The neighbourhood boasts a mix of traditional and modern architecture, with tree-lined streets and green spaces creating a peaceful atmosphere. Residents of Antringham Gardens enjoy easy access to local amenities, including shops, restaurants, and parks, making it a desirable place to live. Whether taking a leisurely stroll through the gardens or enjoying the community atmosphere, Antringham Gardens offers a tranquil and inviting setting for residents and visitors alike.

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.



REASSURINGLY LOCAL



Local Authority: Birmingham City Council

Council Tax Band: G

Calthorpe Estate Charge: £ TBC

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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.

Further Material Information:

Part A

Council Tax /Domestic Rates: G

Asking price: £1,350,000

Tenure*: Freehold

Part B

Property type: House

Property construction: Purpose Built

Number and types of room: 5 Bedroom Bungalow

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas.

Broadband: We recommend you complete your own investigation.

Mobile signal/coverage: We recommend you complete your own investigation.

Parking: Yes.

Part C

Building safety: N/a

Restrictions: We recommend you complete your own investigation.

Rights and easements: We recommend you complete your own investigation.

Flood risk: N/a

Coastal erosion risk: N/a

Planning permission: We recommend you complete your own investigation.

Accessibility/adaptations: N/a.

Coalfield or mining area: N/a.

Energy Performance Certificate (EPC):** C



**To book a viewing
of this property:**

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

