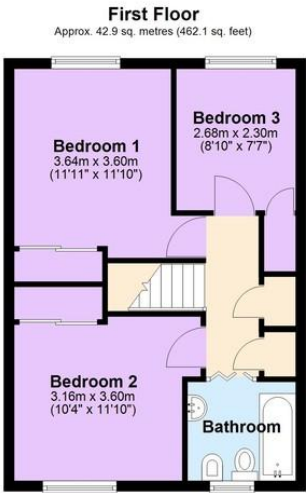
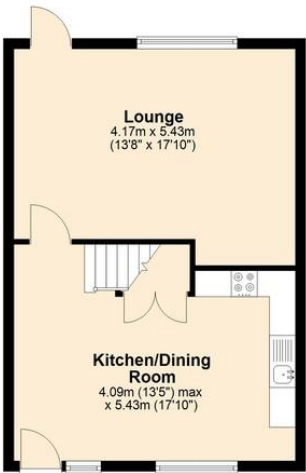
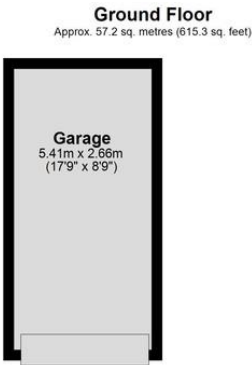




Floor Layout



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

Total approx. floor area 1,077 sq ft (100 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.

Edgbaston Branch
0121 4565454
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5 Chad Square, Hawthorne Road, Edgbaston,
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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



REASSURINGLY LOCAL



Balcaskie Close

Edgbaston

B15 3UE

Asking Price Of £400,000

- Three-bedroom End Terraced House
- 1107 sqft
- Planning Permission For Single Storey Rear and Side Extension
- Freehold



Balcaskie Close, Edgbaston, Birmingham, B15 3UE

Asking Price Of £400,000

Property Description

DESCRIPTION A well presented and spacious three-bedroom end of terraced family home set in the heart of Edgbaston occupying a larger and average plot on a quiet cul de sac.

The property is being sold with no upward chain and planning permission for a single storey extension to the rear and side aspects to enlarge the living area and to create an additional study or ground floor fourth bedroom. Drawings are available upon request or via Birmingham City Council's planning portal.

The internal accommodation comprises a spacious kitchen / diner, equally sized living room on the ground floor with three bedrooms, and a family bathroom on the first floor. The property is set above street level with a well maintained garden to the front as well as the rear, with additional land to the side.

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: D

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: D
Asking price: £445,000
Tenure: Leasehold*

Part B

Property type: End Terraced House
Property construction: Purpose built.
Number and types of room: Three bedroom house
Electricity supply: Yes
Water supply: Yes
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: N/a.
Rights and easements: N/a.
Flood risk: N/a.
Coastal erosion risk: N/a.
Planning permission: N/a.
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.



To book a viewing of this property:

Call:
0121 4565454

Email:
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