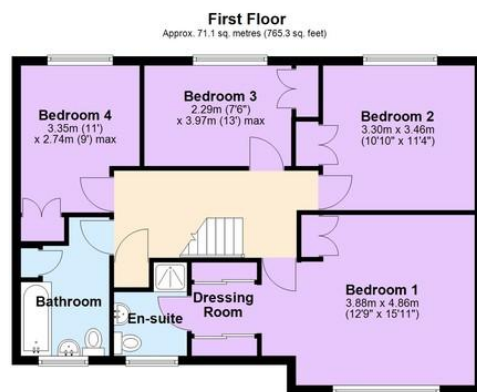
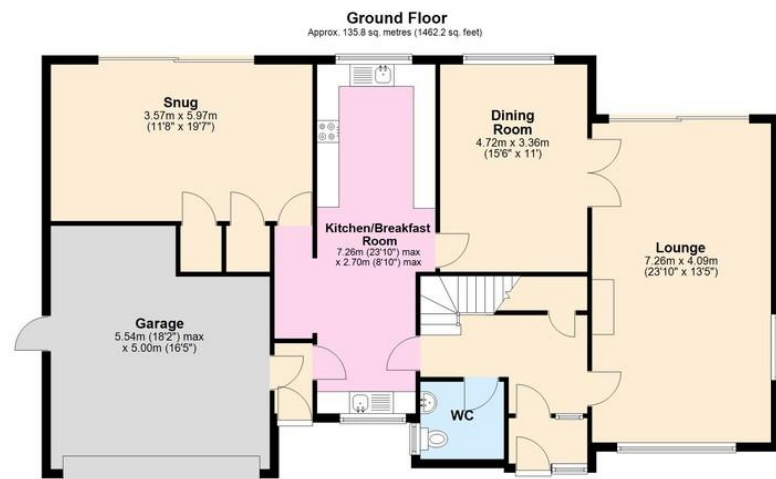




Floor Layout



Total area: approx. 206.9 sq. metres (2227.5 sq. feet)

Total approx. floor area ()

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.



Phoenix Green

Edgbaston

B15 3NR

Asking Price Of £1,095,000

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms & WC



Phoenix Green,
Edgbaston, Birmingham, B15 3NR
Asking Price Of £1,095,000



Property Description

DESCRIPTION A charming and quaint four-bedroom detached family home occupying a south-facing plot located in Edgbaston, in the heart of the prestigious Calthorpe Estate. This spacious property boasts over 2200 sqft of internal accommodation, and benefits from a garage as well as off-road parking. To the rear of the property is a large south facing garden in pristine condition.

The ground floor comprises an Entrance Hallway with WC, Lounge, and Kitchen off. To the rear of the property there is a well-proportioned dining room, and second lounge, both overlooking the garden.

The first floor features a landing, leading to four good sized bedrooms and a family bathroom. The master bedroom benefits from a dressing area, and ensuite bathroom.

LOCATION Phoenix Green is an intimate cul de sac situated within the prestigious Calthorpe Estate and off Anstruther Road offering ease of access to Birmingham city centre via Augustus 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: G

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: £1,095,000
Tenure*: Freehold

Part B

Property type: Detached House
Property construction: Purpose built.
Number and types of room: Four Bedrooms
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 – Off-Road Parking, and double garage.

Part C

Building safety: N/a.
Restrictions: N/a.
Rights and easements: Conservation area
Flood risk: N/a
Coastal erosion risk: N/a.
Planning permission: N/a.
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.
Energy Performance Certificate (EPC):** TBC



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

