



Floor Layout



Total area: approx. 167.9 sq. metres (1806.9 sq. feet)

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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.

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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

James Laurence



REASSURINGLY LOCAL



Christchurch Close

Edgbaston

Birmingham

B15 3NE

Asking Price Of £750,000

- Three-Bedroom House
- Ground Floor Extension
- Refurbished to a Very High Standard Throughout
- Off-Road Parking
- Smart Features



Christchurch Close,
Edgbaston, Birmingham, B15 3NE
Asking Price Of £750,000

Property Description

DESCRIPTION An immaculately presented three-bedroom house which has been refurbished throughout with a ground floor extension to the rear. Located on a quiet cul-de-sac within the prestigious Calthorpe Estate, this house is a perfect example of a contemporary family home.

The ground floor accommodation comprises an entrance hallway leading to a spacious lounge, wc, and office/fourth bedroom. To the rear of the property is a large open-plan kitchen / diner, the centrepiece of the home, with a bespoke German-made kitchen suite and Corian worktop all bathed in natural light due to the skylight, and full height patio doors which were installed as part of the extension to the property. Off the kitchen is a practical utility room with sink, connection point for a washing machine and dryer, and ample storage. There is underfloor heating throughout the ground floor of the property, which is controlled remotely via a smart control system.

Heading upstairs, the first floor landing leads to three double bedrooms and a family bathroom. The master bedroom is to the front of the house and benefits from an ensuite bathroom with wc, sink, and shower. Each of the bedrooms is fitted with Italian made wardrobes. The family bathroom features a tiled suite with walk-in shower, wc, wash basin with drawers underneath, and heated towel rail.

LOCATION Christchurch Close is a quiet cul-de-sac found just off Augustus Road situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road-on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.



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Agents Note: We have not tested any of the electrical, central heating or sanitaryware 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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