



8 CALA DRIVE

EDGBASTON, BIRMINGHAM B15 2JR

ROBERT  POWELL

CHARTERED SURVEYORS & ESTATE AGENTS



8 CALA DRIVE

£725,000

A well-appointed link detached family home with west facing gardens, offering well laid out accommodation extending to some 1,872 sq. ft. (174 sq. m.), whilst situated in a popular cul de sac in a sought after residential location within Edgbaston.

Situation

Cala Drive is an exclusive cul de sac accessed off Carpenter Road and is located within the heart of Edgbaston, on the renowned Calthorpe Estate. The property is exceedingly well placed for access to public transport links, local amenities, and convenience shopping within the adjacent Templefields Square. The property is also conveniently located only some 1.7 miles from both Birmingham City Centre and Harborne Village, with its range of convenience shops, brasseries, coffee shops, as well as an M & S and Waitrose.

Description

8 Cala Drive is a well presented modern style family home, enjoying an attractive south facing aspect to the rear. The property offers well-appointed accommodation all set over two floors, with a superb open plan reception room with double glazed bi fold doors opening out onto the terrace and gardens, to make the house ideally suited for entertaining purposes.

An oak front door leads directly into the entrance hall, with wooden flooring and natural light provided via a central glazed ceiling lantern light. There is a shower/cloakroom off, approached via a through lobby, which is fitted with a useful built in cloaks cupboard.

The spacious 'L' shaped sitting/dining room measures a generous 31'11" x 26' max", with the first part of the room currently used as a study/office, with fitted furniture and useful bed store, (so can also be utilised as an occasional bed area if required, especially in combination with the downstairs shower room). This room also has a wooden floor, fitted furniture for storage, an obscure glazed door connecting through to the kitchen, and has excellent levels of natural light provided by the central bi fold doors, flanked by two sets of French doors, leading out onto the west facing rear terrace and garden.

The excellent fitted kitchen has an easterly aspect to the front, under floor heating, whilst is fitted with a range of

base and wall mounted units, granite work surface areas, a one and a half bowl single drainer stainless steel sink unit. Appliances include a Range Master Toledo range cooker with 5 ring gas hob, ovens/grill beneath, and an extractor fan over, separate full height fridge and freezer, and space/plumbing for a dishwasher.

The Master bedroom has a delightful west facing aspect over the rear garden, fitted wardrobe to the one wall, and leads through to a dressing area with fitted mirror fronted wardrobe, connecting to the en suite shower room with steam shower unit and under floor heating. There are a further 2 double bedrooms and a family bathroom with a panelled bath, a separate glazed shower cubicle and under floor heating.

Outside

A lawned fore garden is intersected by steps and a pathway, leading up to the front door of the property. A driveway provides off road parking and access to the tandem garage, with a remote controlled roller shutter door, and where the central Worcester gas heating boiler and pressurised hot water cylinder are also located, in addition to a utility/laundry area, with plumbing/space for a washing machine and tumble dryer.

The main gardens are situated to the rear of the property, and enjoy a fine west facing aspect. There is a level central lawn, seating areas and is fenced to three sides, whilst can be accessed from both the main reception room or the garage from the house.

General Information

Tenure: The property is understood to be freehold. Cala Drive is a private road and an annual estate charge of approximately £1350 per annum is payable to cover maintenance and upkeep. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



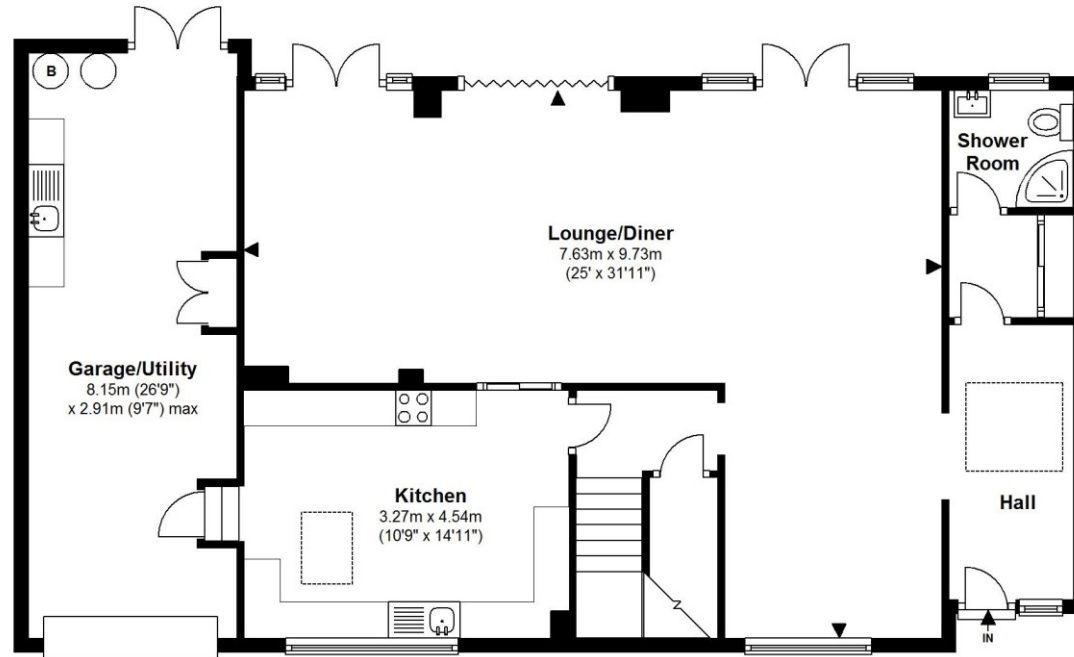
To view this property call Robert Powell on **0121 454 6930**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

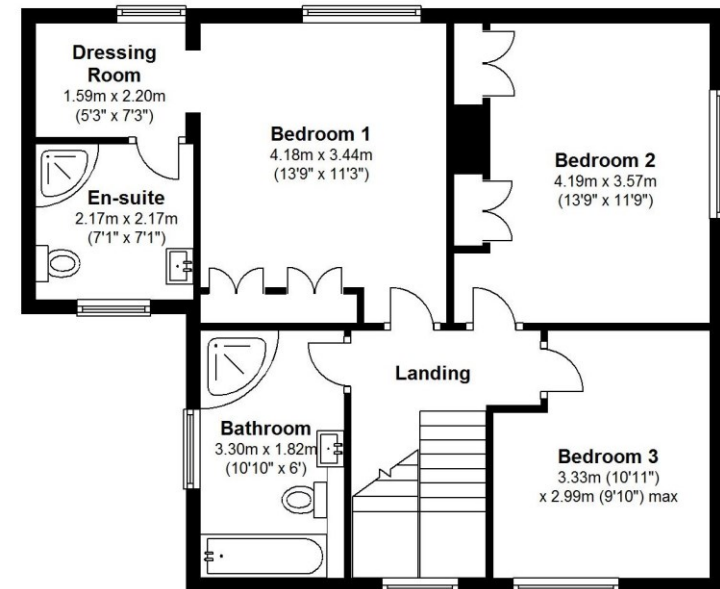
Ground Floor

Approx. 111.3 sq. metres (1198.1 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.4 sq. feet)



For illustrative purposes only. Not to scale. Measurements are approximate.
Please check all information before making any decisions.
This Floor Plan was produced by Daniel Raine Ltd.
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Total area: approx. 174.0 sq. metres (1872.5 sq. feet)

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