



4 CALA DRIVE

EDGBASTON, BIRMINGHAM B15 2JR

Robert Powell
RESIDENTIAL SALES & LETTINGS



4 CALA DRIVE

£795,000

EDGBASTON

A modern link-detached house in a quiet cul de sac off Carpenter Road. Versatile accommodation including ground floor bedroom suite, two reception rooms, stylish kitchen, 3 first floor bedrooms (one with dressing room and en suite), house bathroom.

Situation

Cala Drive is a pleasant cul de sac situated off Carpenter Road in an exclusive area of Edgbaston. The property is ideally situated for access to Birmingham City Centre which lies some 2 miles to the north. Fiveways railway station is less than a mile away for direct access to Birmingham New Street station.

Description

4 Cala Drive is a two-storey link detached house offering some 1,994 sq ft (185 sq m) of accommodation (including garage). A recent conversion of the rear half of the tandem garage has created a ground floor bedroom suite, which adds to the three first floor bedrooms to make this a versatile house for families and downsizers.

The property has two front entrances, each with a double glazed porch; one leads into the reception hall, the other into the kitchen. The reception hall has oak parquet flooring, a useful storage cupboard and a cloakroom WC off.

The sitting room is a spacious room with a walk-in bay window with central door opening to the garden. There is oak parquet flooring, a fireplace with wood-effect gas fire, and a wall mounted air conditioning unit. A door to the far end leads into the ground floor bedroom suite (which would also make an ideal home office or playroom) having glazed double doors to the garden and an en suite shower room.

To the other end of the sitting room a door opens into the generously sized dining room which also has oak parquet flooring and a wide bay window providing a panoramic view of the garden. The dining room links to the kitchen, which is also accessed from the hall. The kitchen is fitted with quality German bespoke base and wall units with Quartz work-tops and top-

brand appliances including Gaggenau induction hob, Gaggenau electric oven, Siemens microwave oven, and Meile dishwasher, integrated wine fridge, space for American style fridge freezer, instant hot water tap. Off the kitchen is the utility room with further fitted base and wall units, space and plumbing for washing machine and tumble dryer, stainless steel sink with waste disposal unit, door leading to the back garden.

On the first floor is a central landing leading to the three bedrooms and family bathroom. The master suite has a good-sized double bedroom with rear facing window, fitted wardrobe, and wall mounted air conditioning unit. A door leads through into the dressing room with further fitted wardrobes and providing access into the large en suite shower room.

Bedroom two is also a large double room with window to the side and a large built-in wardrobe with mirrored sliding doors. Bedroom 3 has extensive fitted wardrobes to one wall and a window to the front elevation. Bedrooms 2 and 3 are served by the fully tiled house bathroom which has bath and separate shower enclosure, WC, wash basin, heated towel rail.

Outside

To the front is a brick paved driveway and single integral garage with electric roller-shutter door. To the rear is a private west-facing garden which has a paved patio spanning the full width of the house, beyond which is a level lawn with planted borders.

General Information

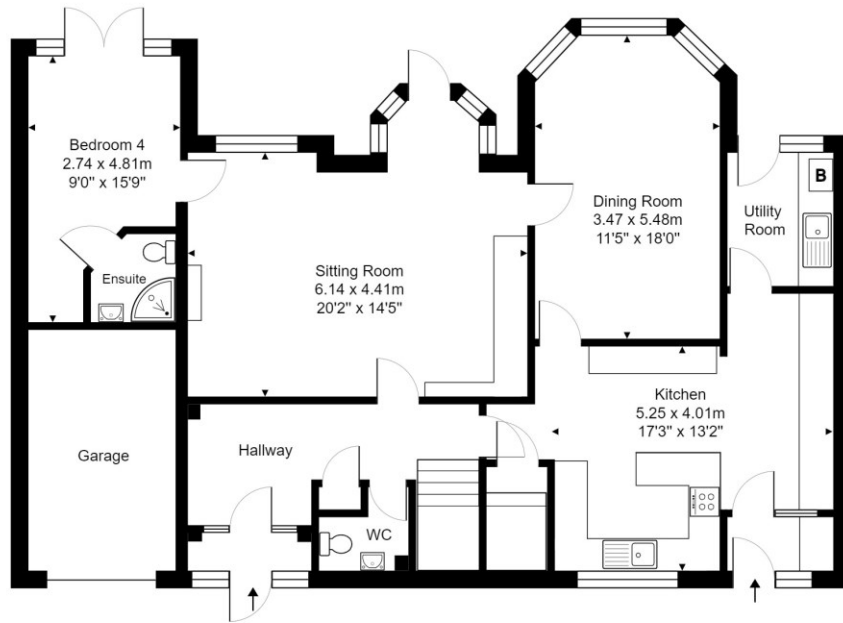
Tenure: The property is Freehold. Cala Drive is a private road and as such an estate charge is payable which is currently £1,295 per annum.

Council Tax: Band F

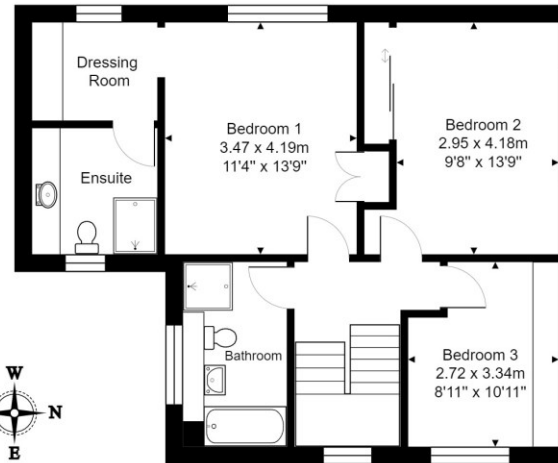


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Area: approx 121.7 m² ... 1310 ft²



First Floor
Area: approx 63.5 m² ... 684 ft²



4 Cala Drive in Edgbaston

Total Area: approx 185.2 m² ... 1994 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

