



3 DEELEY CLOSE
EDGBASTON, BIRMINGHAM B15 2NR

Robert Powell
RESIDENTIAL SALES & LETTINGS



3 DEELEY CLOSE

£650,000

EDGBASTON

A modern four bedroom/three bathroom detached house with open-plan kitchen, separate living room, and a large conservatory. Tucked away in a quiet cul-de-sac in a prime residential area and backing on to school playing fields.

Situation

Deeley Close is situated off Elvetham Road in a highly sought-after residential location. Birmingham City Centre lies some two miles distant and FiveWays railway station is just a few hundred metres away for access to Birmingham New Street Station which is just one stop down the line.

Description

3 Deeley Close is a modern detached house which offers well-presented accommodation extending in all to some 1,791 sq ft (166 sq m) over two floors. The property is entered via a uPVC front door leading into the reception hall which has stylish ceramic tiled flooring which continues through to the kitchen and conservatory. There is a guest cloakroom WC off the hall.

The spacious living room is to the front of the property and has a wide bay window, attractive oak flooring, fireplace with coal effect gas fire, and a feature glass brick wall to the kitchen.

The kitchen is the centrepiece of the house and spans the full width of the property, and provides plenty of space for socialising, cooking, and dining. It is fitted with smart modern base and wall units with attractive granite work surfaces and has a large central island unit with breakfast bar. Quality appliances include twin Bosch electric ovens, a five ring gas hob, Fisher & Paykel drawer style dishwasher, and Fisher & Paykel American style fridge freezer. A door off the kitchen leads into the former garage which has been converted into a utility and store room which has a tiled floor, fitted base and wall mounted units, Hoover washing machine, Creda tumble dryer, and Indesit fridge.

The large double glazed conservatory is accessed off the kitchen via two sets of double glazed sliding doors and has central heating, lighting, and remote controlled ceiling fans making it a useable space all year round. Central double doors provide access to the rear garden.

On the first floor is a central landing with airing cupboard and loft access hatch. There are four bedrooms including two good-sized double rooms each with en suite shower rooms, and two further bedrooms which are served by a family bathroom which has bath and separate shower, wash basin and WC.

Outside

To the front of the house is a foregarden with lawn and low-level conifer trees, and a tarmac driveway providing off road parking for two cars. To the rear is a delightful west-facing garden which has a large paved terrace, beyond which is a lawn with mature borders and a couple of attractive apple trees. Beyond the garden is a playing field for West House School which makes for a green and pleasant outlook.

General Information

Tenure: The property is understood to be freehold. Deeley Close is a private road and there is a small estate charge which is currently £91.75 annually. In addition there is a Calthorpe Estate management charge which is currently £64.76 annually.

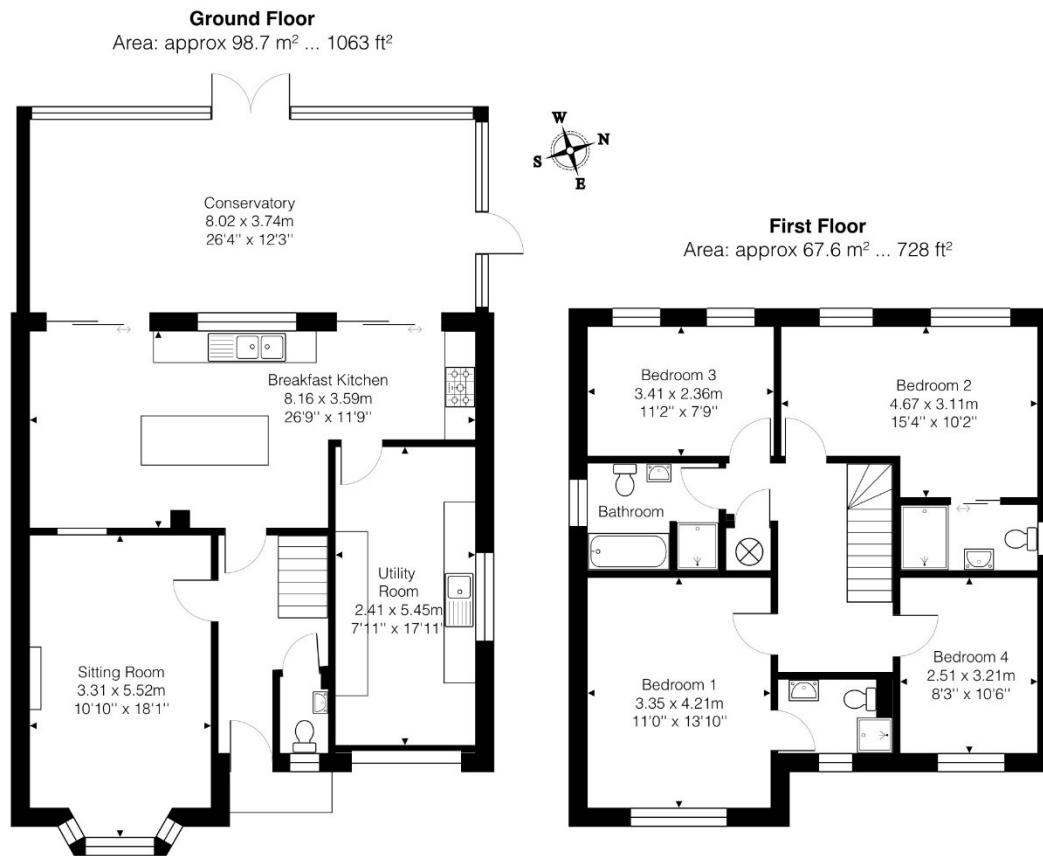
Council Tax: Band F

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



3 Deeley Close in Edgbaston

Total Area: approx 166.4 m² ... 1791 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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