



## 6 BISHBURY CLOSE

EDGBASTON, BIRMINGHAM B15 3NU

Robert  Powell  
RESIDENTIAL SALES & LETTINGS





# 6 BISHBURY CLOSE

£525,000

EDGBASTON

A link detached four bedroomed family home in a desirable location on the renowned Calthorpe Estate.

## Situation

This link detached house, double glazed throughout is located on a popular quiet cul de sac in Edgbaston, close to the many excellent schools in the area and to the amenities of Harborne Village, which include M and S Simply Food, Waitrose, numerous brasseries and shops catering for everyday needs on a quiet and private cul de sac.

Local state schools include Chad Vale and Harborne Primary School, both are within walking distance from the house. There are many excellent private schools close by, including Edgbaston High School for Girls, Hallfield and West House, The Blue Coat School and St. George's. The University of Birmingham, The Medical School, College of Dentistry are all easily accessible as well as the Queen Elizabeth Hospital, City Hospital and the Children's Hospital which is in the city centre. Birmingham itself is some two miles away and there is public transport to and from the city from Augustus Road which is just around the corner.

The newly developed Edgbaston village is less than a mile away and has some popular restaurants, wine bars and shops. Edgbaston Golf Club, The Priory Tennis and Squash Club and Warwickshire County Cricket Ground are also in the vicinity. Indeed, the area has everything needed for convenient and attractive living.

## Description

The property will undoubtedly benefit from some modernisation and refurbishment but gives an opportunity for the discerning buyer to model it to suit personal taste and family requirements. It is set back from the road behind a fore garden, laid to lawn with a drive and carport leading to the front door, which is to the side.

This opens into a **reception hall** with **cloakroom** to the right and ahead is an attractive south-facing and, spacious **sitting room** which enjoys a great deal of natural light through its full length windows. A feature

of this room is the raised stone inglenook in which is set a living flame gas fire and an impressive wooden beam across. There is coving to the ceiling with lighting and an internal window into the hall.

The second reception room, with French doors onto the rear garden and parquet flooring, is the **dining room**. The inner hall has a boiler cupboard and cloaks cupboard/storage.

**The Kitchen** is to the right and has garden views to the rear. This room is spacious with an array of fitted units both base and wall-mounted, plumbing for washing machine, single drainer sink, space for cooker and plenty of room for a breakfast table. It may well be feasible to create a larger kitchen/family room by combining the dining room and existing kitchen to have more of an open plan arrangement.

## The First Floor

There are four bedrooms, the master is on the front and has a picture window onto the road and fitted wardrobes. There are two further double sized bedrooms and one single bedroom, two have fitted wardrobes. The family bathroom is a good size and in addition, a cupboard on the landing has been converted into a separate **shower room** which, though compact in size, does add an extra facility to this floor.

## Outside

The rear garden has a small terrace, lawn and is surrounded by shrubs and trees. There is a single garage and carport with parking for two cars with a bin store close to the drive.

## General Information

**Tenure:** The property is understood to be freehold. Bishbury Close is a private road and as such there is an annual Estate charge payable which is currently £772.52 per annum.

**Council Tax:** Band F.

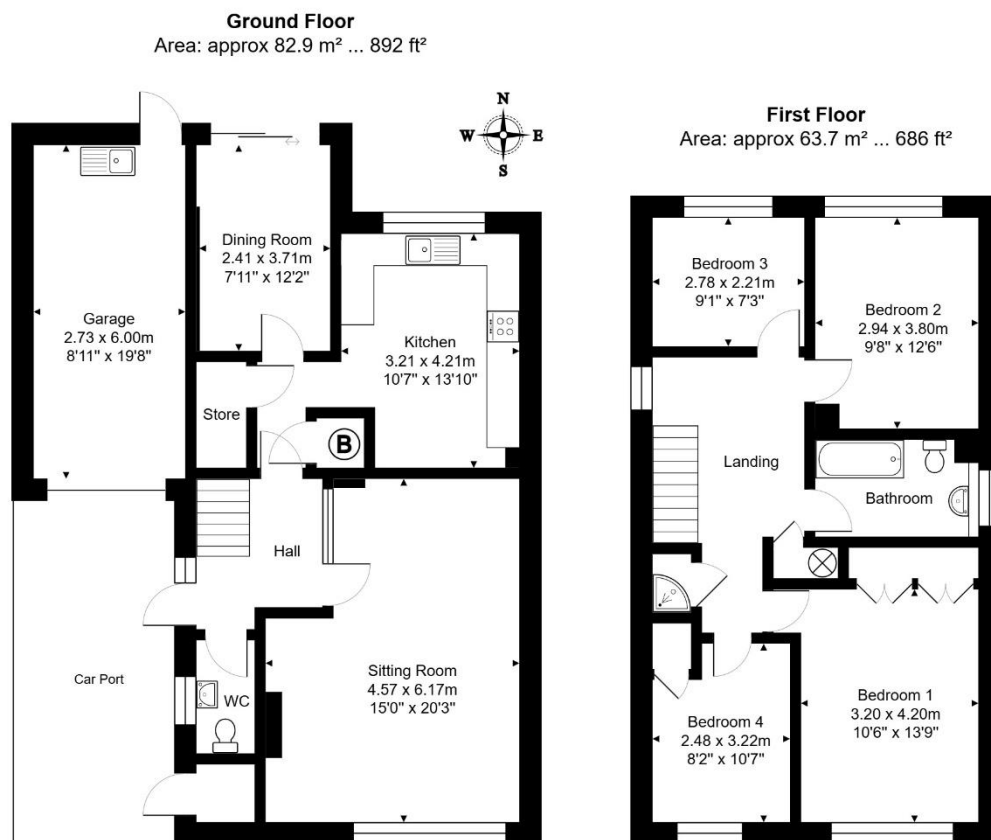
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To view this property call Robert Powell on **0121 454 6930**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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