



**5 ANTRINGHAM GARDENS**  
EDGBASTON, BIRMINGHAM B15 3QL

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 5 ANTRINGHAM GARDENS £825,000

EDGBASTON

An ideally located four bedroomed detached house situated in one of Edgbaston's most desirable cul-de-sacs and having a delightful south-facing garden.

## Situation

Antringham Gardens is a most pleasant cul-de-sac situated off Westfield Road in a highly sought-after residential location in prime Edgbaston. Birmingham City Centre lies less than 3 miles to the east via the nearby Hagley Road.

## Description

5 Antringham Gardens is a well-presented modern detached house which offers accommodation over two floors totalling 1,946 sq ft (181 sq m) including garaging.

The house is entered via a reception hall which has a useful under stairs storage cupboard, and a cloakroom WC. The living room is a lovely light dual aspect room having a wide window to the front and large sliding doors to the rear garden. There is a feature fireplace with coal effect gas fire, and double doors link into the adjacent dining room. The dining room has pleasant views of the rear garden and is large enough to comfortably accommodate a dining table for 8 people. A door leads through into the breakfast kitchen which is also accessed from the reception hall.

The kitchen is fitted with base and wall mounted units with wooden work-surfaces. There is a Neff electric oven and grill, four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for a dishwasher. The breakfast area is to the rear with glazed double doors opening out to the garden. A door off the breakfast area leads out into a covered side passage which makes for useful additional storage as well as providing access to the front and rear of the property and to the garage.

On the first floor is a landing with loft access hatch and an airing cupboard. The principal bedroom has a large window with a pleasant outlook to the front and a walk-through dressing room with built-in wardrobes to either side and leading to the smart en suite shower room which has shower enclosure, WC, and wash basin.

Bedrooms two, three and four can all accommodate a double bed, and all have built-in wardrobes. They are served by a family bathroom which has bath with shower over, WC, and wash basin.

## Outside

To the front, the property is set well back behind a deep verge and a good-sized lawned fore garden with driveway parking for three cars. There is an attached double garage with electric up and over door, power and lighting, and space and plumbing for a washing machine and tumble dryer. To the rear is a most beautiful south-facing garden which has a paved terrace, good sized lawn with free-form borders which are well stocked with flowering shrubs and trees, and there is a timber shed to one corner.

## General Information

**Tenure:** The property is understood to be freehold however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approx. £60 is payable. In addition, Antringham Gardens is a private road and as such an annual charge, currently £1,045, is payable for maintenance and upkeep.

**Council Tax:** Band G.

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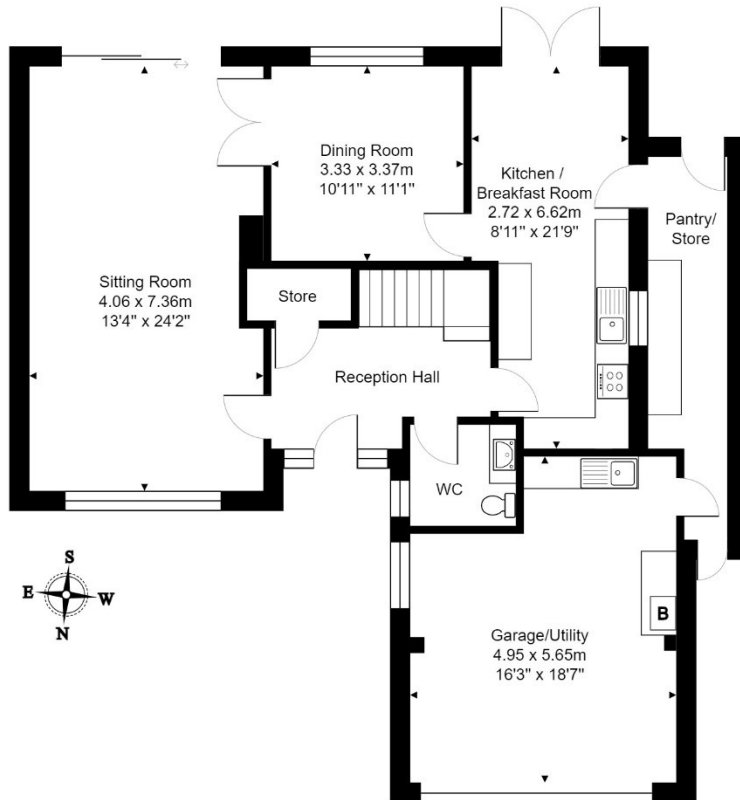




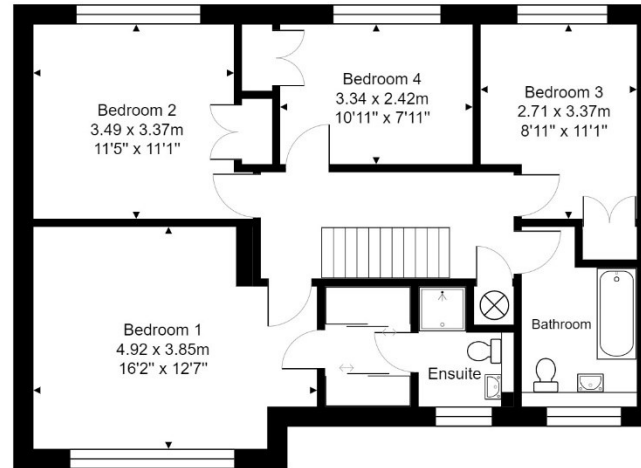


To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Area: approx 108.6 m<sup>2</sup> ... 1169 ft<sup>2</sup>



**First Floor**  
Area: approx 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>



## 5 Antringham Gardens in Edgbaston

Total Area: approx 180.8 m<sup>2</sup> ... 1946 ft<sup>2</sup>

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		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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