



26 CHRISTCHURCH CLOSE
EDGBASTON, BIRMINGHAM, B15 3NE

Robert Powell
RESIDENTIAL SALES & LETTINGS



26 CHRISTCHURCH CLOSE £350,000

EDGBASTON

An end-terraced three bedroomed house which is in need of modernisation and refurbishment, in a very much sought-after location with a southerly aspect of the garden.

The Location

Christchurch Close is a popular cul-de-sac situated in the heart of Edgbaston and conveniently located just off Augustus Road and on the renowned Calthorpe Estate. The property is exceedingly well-placed for all the local amenities which make this area so convenient. It is also within easy reach of Birmingham City Centre which is approximately one and a half miles away.

Ground floor

The property is accessed by a glazed porch with bin store and door opening into the inner hall. To the right is a large **Breakfast/Kitchen** with large picture window into the front communal lawns. There is an array of fitted units both base and wall mounted, with single drainer sink, cooker and hob and boiler cupboard.

The **Sitting room** has a glazed door onto the terrace and garden and full-length picture window onto the lawn. The outlook is private and the garden, although neglected, has some fine shrubs which need trimming.

There is a **cloakroom** off the hall with window onto the porch, low level w.c. and hand washbasin.

The First Floor

A staircase leads up to the first floor landing where there is an airing cupboard with hot water cylinder.

Bedroom One

A large double sized room at the front with picture window and a range of fitted wardrobes.

Bedroom Two

A double room on the back which has the benefit of fitted wardrobes.

Bedroom Three

This is a single room onto the back and has a fitted storage cupboard.

Bathroom

This requires an up-grade, it has a bath, with electric shower, hand washbasin and low level w.c. and window onto the front.

Outside

There is a lawned area at the front leading up from the parking area along a pathway and a garage in a separate block.

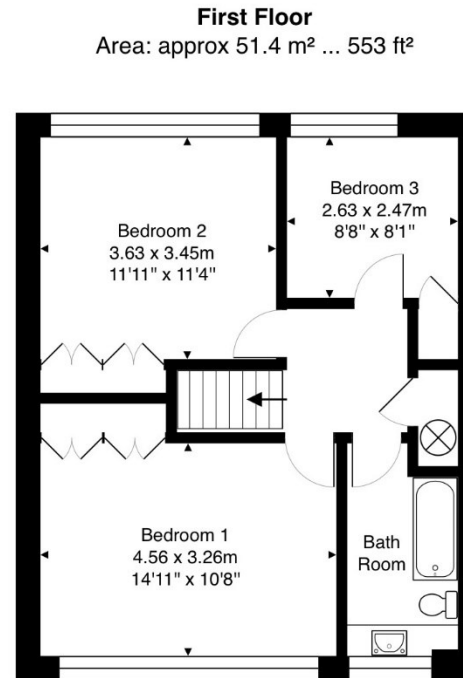
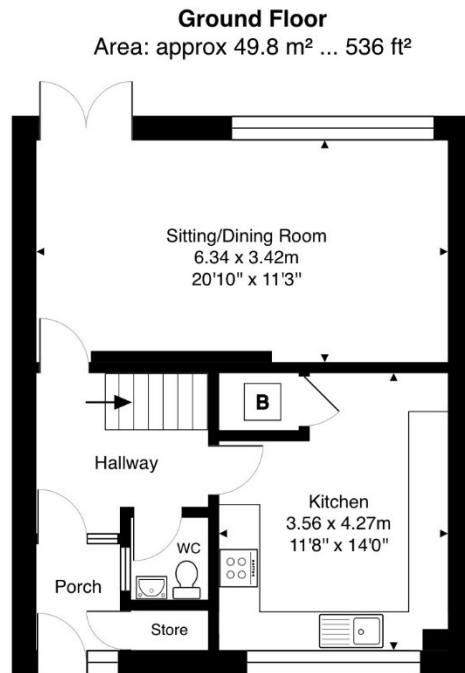
General Information

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. There is also a yearly service charge payable in advance of £899.58 (2024) for maintenance of common areas on the road.

Council Tax: Band D



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



26 Christchurch Close,
Edgbaston, Birmingham, B15 3NE



Total Area: approx 101.2 m² ... 1090 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 | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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