



26 CHRISTCHURCH CLOSE  
EDGBASTON, BIRMINGHAM, B15 3NE

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 26 CHRISTCHURCH CLOSE

£350,000

EDGBASTON

An end-terraced three bedrooomed 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.

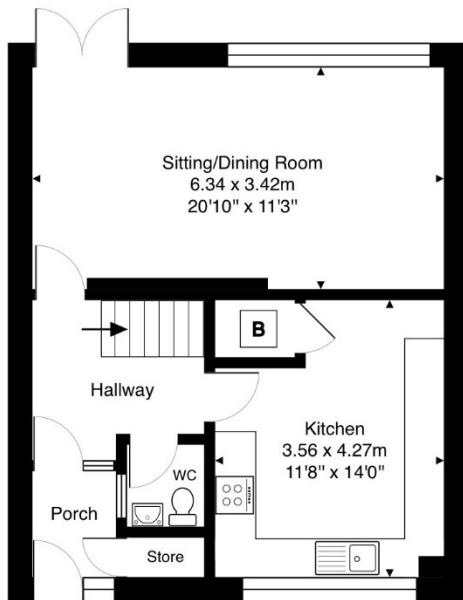
**Council Tax:** Band D



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

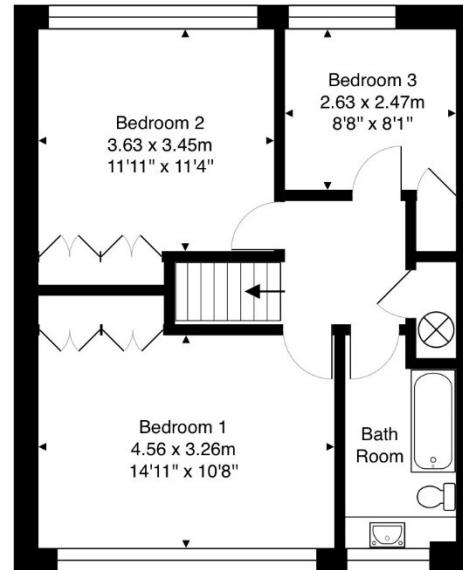
### Ground Floor

Area: approx 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>



### First Floor

Area: approx 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>



26 Christchurch Close,  
Edgbaston, Birmingham, B15 3NE



Total Area: approx 101.2 m<sup>2</sup> ... 1090 ft<sup>2</sup>

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

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.

