



63 ESTRIA ROAD

EDGBASTON, BIRMINGHAM, B15 2LG

Robert  Powell
RESIDENTIAL SALES & LETTINGS



63 ESTRIA ROAD

£450,000

EDGBASTON

An excellent 3 bedroomed town house, offering well laid out and well-presented accommodation set over two floors, extending to some 1,196 sq.ft. (111 sq. m.) and set within attractive communal gardens in a conveniently placed development in leafy Edgbaston.

Location

Estria Road is a pleasant and popular cul-de-sac situated off Wheellys Road in an exclusive area located within the heart of Edgbaston, on the renowned Calthorpe Estate. The property is well placed for access to public transport links, local amenities, and convenience shopping within the adjacent Templefields Square. The property is also conveniently located only some 2 miles from Birmingham City Centre, as well as only around 1.5 miles from Harborne Village. Fiveways railway station is less than a mile away.

Description

The Accommodation

A part obscure double-glazed door opens into the **reception hall**, with wood block flooring, a useful built in cloaks/shoe cupboard, and providing access off to both the kitchen and sitting/dining room.

The kitchen has an aspect to the front, tiled floor, whilst fitted with a range of base and wall mounted units, quartz work surface areas with tiled splashbacks, and a one and a half bowl stainless steel sink unit with mixer tap and a water filter. Siemens appliances include an electric double oven and separate grill, a 4 ring induction hob with an extractor fan over, and oven/microwave beneath, as well as an integrated fridge and separate freezer. There is also an AEG washer/dryer and a Bosch dishwasher.

The sitting/dining room measures a generous 21'10" x 16'8" with a feature modern recessed gas stone effect fire with remote control, useful built in deep storeroom, display shelving with cupboards below, and feature stained glass window. Double glazed French doors lead through into the **rear conservatory**, with outlook and access out onto the west facing rear

gardens, whilst there is electric under floor heating within this room.

From the reception hall a staircase leads up to the first-floor landing, with an airing cupboard housing a Worcester gas fired central heating boiler. The main **bedroom 1** has a built-in wardrobe and access out onto the front railed balcony, providing a seating area. There are a further **2 bedrooms**, bedroom 2 with fitted wardrobes to the one wall, and a **modern shower room** with large walk-in glazed shower with large rain shower head and 2nd shower attachment, wash hand basin in a vanity unit and a WC.

Outside

A small lawned fore garden, intersected by a paved pathway, leads down to the front door, with useful a built in storeroom off. To the west facing rear aspect is a good size paved and gravelled garden, with recently replaced fencing to 3 sides, well planted borders and which is laid out for ease of maintenance. Directly to the back of the conservatory is a private paved seating terrace and additional raised seating area to the far end. There is also a useful secure garden store. There are well tended communal grounds, and a garage located in a separate block.

General Information

Tenure: The property is understood to be freehold. There is a service charge payable which is currently £270.00 per quarter, which covers upkeep and maintenance of the road, parking areas and communal grounds. The property also forms part of the Calthorpe Estate and as such is a nominal annual charge of approximately £70 is also payable.

Council Tax: Band D

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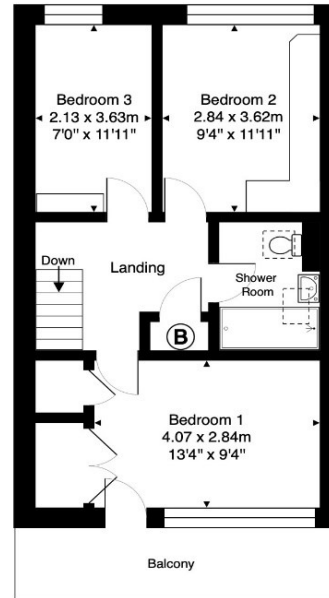


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Area: approx 63.1 m² ... 679 ft²



First Floor
Area: approx 48.0 m² ... 517 ft²



63 Estria Road, Edgbaston, Birmingham, B15 2LG.

Total Area: approx 111.1 m² ... 1196 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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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