



7 Courtlands Close

Edgbaston, Birmingham, B5 7XA

Offers Over £550,000



Lovely modern terraced three bedroom family home in a prime location with gated community, which offers exceptional accommodation over three floors. Located in a quiet location just off the Bristol Road which is superbly placed to offer excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre with good transport links. In brief the accommodation comprises; private gated entrance, off road parking, entrance hallway, downstairs WC, integral garage, reception room/bedroom and access to the well maintained rear garden with garden room. To the first floor there is a living room, kitchen and dining room and a further staircase gives rise to the top floor with three bedrooms one benefitting from en-suite shower room and further family bathroom. The property is located on a small estate with a payable service charge of approx. £1,000 per annum. The property also benefits from central heating and double glazing and no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a gated community leading to communal driveway leading to front paved parking area with decorative shrubs to frontage and door opening into:

Hallway

With two ceiling light points, laminate wood effect flooring, central heating radiator, door opening into storage cupboard providing useful storage, stairs giving rise to the first floor accommodation and doors opening into:

Ground Floor WC

6'4" x 3'1" (1.95 x 0.96)

With continued wooden flooring, low flush WC, sink on pedestal with two taps over, tiling to splash backs, central heating radiator, ceiling extractor fan and ceiling light point.

Reception Room/Bedroom

12'7" x 15'5" (3.86 x 4.71)

With central heating radiator, coving to ceiling, two ceiling light points, double glazed window to the rear aspect and double glazed patio door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor landing, door opening into storage cupboard proving useful storage and further doors opening into:

Dining Room

14'1" x 8'10" (4.31 x 2.70)

With double glazed window to the front aspect, ceiling light point, coving to ceiling and walkway into:

Kitchen

14'1" x 6'2" (4.30 x 1.89)

With wooden laminate to flooring, wall and base units with marble effect work surface, 'Neff' gas hob and extractor over, stainless steel one and a half bowl sink and drainer with mixer tap over, integrated dishwasher, integrated 'Neff' microwave and 'Bosch' cooker, built-in fridge freezer and space for washing machine and tumble dryer, tiling surround, double glazed window to the front aspect, ceiling extractor fan, ceiling spotlights and wall mounted intercom system.

First Floor Lounge/Reception Room

12'9" x 15'3" (3.91 x 4.66)

With central heating radiator, coving to ceiling, two ceiling light points, gas fire place, double glazed window to the rear aspect and patio doors with Juliet balcony with rear garden views.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with loft access point with loft being partially boarded, ceiling light point, central heating radiator, door opening into airing cupboard providing useful storage and housing water tank and further doors opening into:

Bedroom One

9'3" x 14'2" (2.82 x 4.32)

With ceiling light point, coving to ceiling, double glazed window to the front aspect, central heating radiator, door opening into wardrobe providing useful storage and door opening into:

En-Suite Shower Room

5'9" x 9'2" (1.77 x 2.80)

With walk-in shower with shower over, low flush WC, sink on pedestal with two taps over, tiled surround, ceiling light point, ceiling extractor fan, central heating radiator and double glazed opaque window to the front aspect.

Bathroom

5'7" x 7'8" (1.71 x 2.36)

With central heating radiator, three piece white bathroom suite comprises low flush WC, sink on pedestal with two taps over, panel bath with two taps over and shower attachment above, ceiling mounted extractor, ceiling spotlights, tiled surround.

Bedroom Two

8'7" x 12'8" (2.62 x 3.88)

With double glazed window to the rear aspect, central heating radiator, ceiling light point, coving to ceiling and walk-in wardrobes.

Bedroom Three

6'3" x 11'2" (1.92 x 3.42)

With double glazed window to the rear aspect, ceiling light point, coving to ceiling and central heating radiator.

Rear Garden

With a decked area, lawn turfed area, decorative trees and shrubs and leading to further rear decked area, access to garden room and finished with fencing to borders.

Garden Room

8'6" x 9'1" (2.61 x 2.79)

From garden double glazed patio door opens into garden room with further double glazed patio door overlooking the rear garden, double glazed windows to the front and side aspects, solid teak flooring, ceiling light point, electric points and a Velux window.

Garage

8'2" x 17'3" (2.50 x 5.27)

With a metal up and over door, ceiling light point and storage.

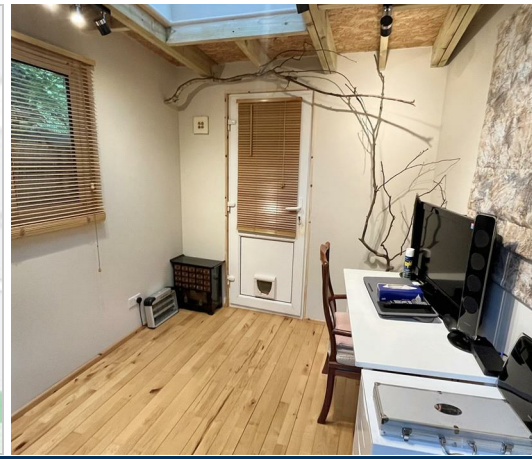
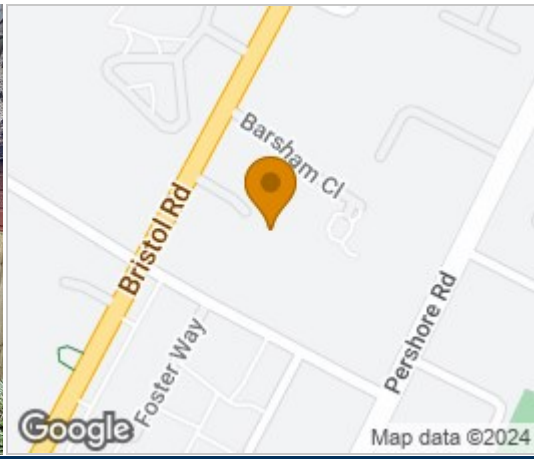
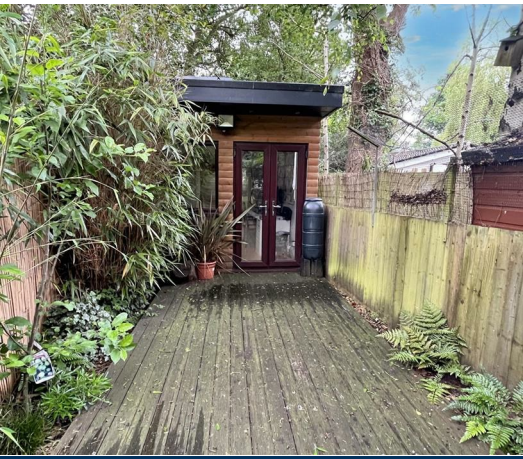
Communal Service Charges

We have been informed by our vendors the communal grounds service charges are approx. £1,000.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for 7 Courtlands Close Edgbaston, Birmingham, West Midlands, B5 7XA is band F and the annual Council Tax amount is approximately £3,009.87 subject to confirmation from your legal representative.





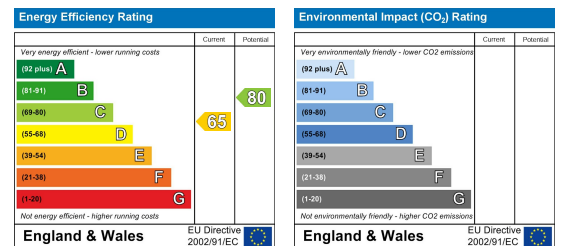
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.