



25, AMPTON ROAD
EDGBASTON - OFFERS IN EXCESS OF £800,000

chosen



Why this home is Chosen...

Nestled in the heart of the prestigious Calthorpe Estate in Edgbaston, this charming 3-bedroom bungalow is a property with immense character and potential, just waiting for some tender loving care. The home offers a unique layout that exudes a warm and inviting ambiance.

This property in Edgbaston boasts an extensive and generous plot, making it a prime canvas for outdoor enthusiasts and those with a keen eye for potential development. The garden gracefully wraps around the entire property, offering ample space for various landscaping opportunities, from lush gardens to outdoor living areas.

With such a sizable plot, the property presents boundless opportunities for landscaping, expansion, and customization. Whether you envision a picturesque garden, an outdoor entertainment area, or additional living space, it has potential for you to bring your dream home to life. It's a truly exciting prospect for those looking to make this property their own and maximize its potential.



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Key Features

- * Ideal location
- * Great school catchment
- * Local amenities close by
- * Great access to the city centre
- * Opportunity for extension
- * Great size plot
- * Oozing with charm
- * Did we mention the great location!

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Modern Living

As you enter through the front door, you are welcomed into a spacious hallway that serves as the central hub of the home. The hallway features doors that open into a cozy bedroom, creating a sense of privacy and convenience for residents and guests alike. The bedroom offers a tranquil and comfortable space.

From the hallway, there is another door that leads into a utility room, which is a practical space for handling laundry and additional storage needs. A door leads through to the kitchen, ensuring a smooth and functional flow within the home. The kitchen itself is a spacious area, offering plenty of potential for customization to suit your preferences.

The kitchen opens up into a living-dining area, creating a delightful open space. The natural flow of the space allows for easy interaction and makes it perfect for entertaining. What truly sets this living-dining area apart is the focal point at its centre—a double-sided log burner. This unique feature not only adds a touch of rustic charm but also provides a cozy, warm atmosphere during the colder months.

Additionally, there is a door from the living room that leads down a set of steps into two further bedrooms and a shower room, ensuring that the home provides a degree of separation between the main living spaces and the sleeping quarters.

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Position

Sitting on a sizeable plot the garden wraps around the property with a garage to the side, huge scope for development and possible link up to the house, cellar accessed via the front of the house. The exterior of the property complements its character, with a garden space that allows for the enjoyment of the natural surroundings and provides potential for further landscaping and gardening projects.

Another noteworthy feature of this property is the cellar, which can be accessed via the front of the house. Cellars often offer valuable storage options or can be transformed into unique spaces like a wine cellar. The potential uses for this cellar are limited only by your imagination.

To the side of the property, there is a garage, providing convenient and secure parking for your vehicles or valuable storage space. The garage also presents an exciting prospect for development, as it could potentially be linked to the main house, creating additional living space or a versatile extension, such as a home office or a workshop.

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Potential

With its unique layout and character-filled features, this 3-bedroom bungalow in Edgbaston, situated within the Calthorpe Estate, is an exciting opportunity for someone with vision and a passion for renovation. Whether you're seeking a family home or a unique investment, this property has the potential to become a truly special and personalized space.

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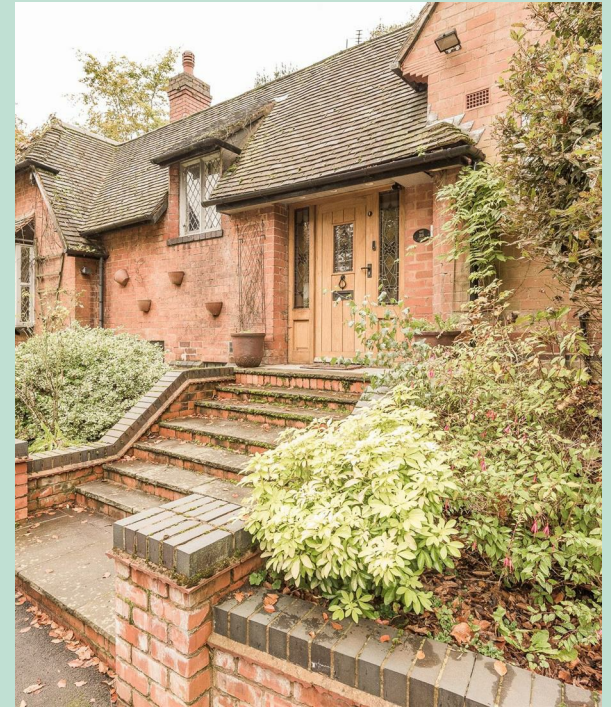
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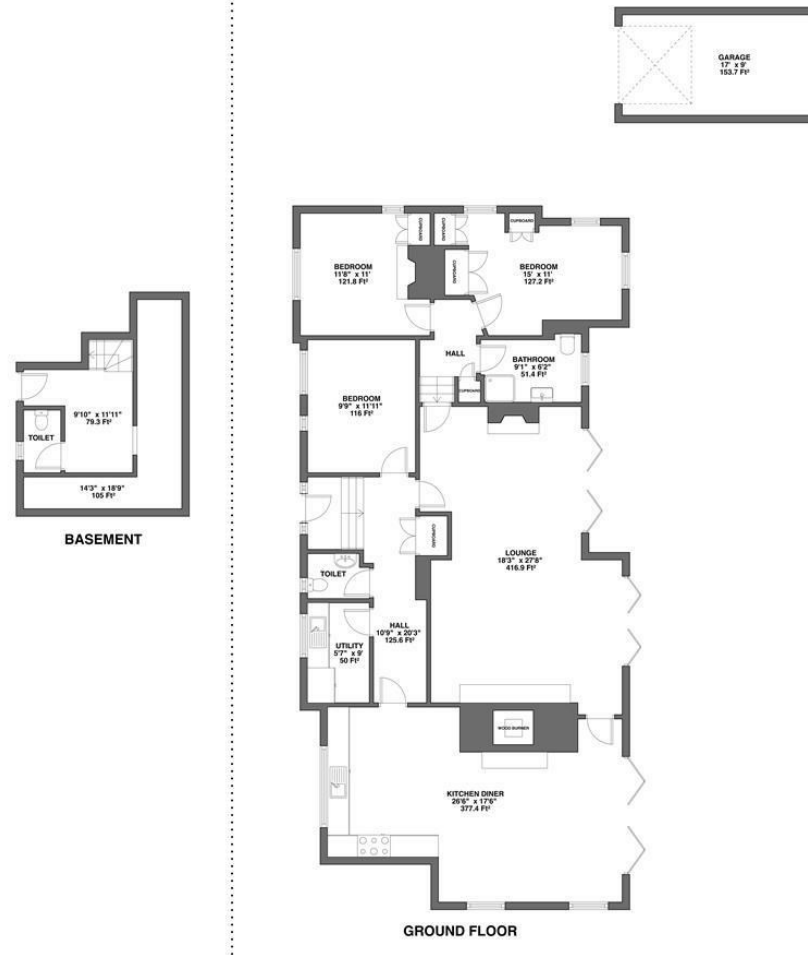


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GROSS INTERNAL AREA
1839.1 FF'
(SIZES & DIMENSIONS ARE APPROXIMATE)

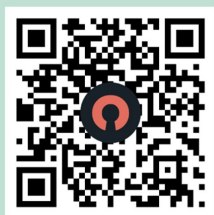
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Enquiries

25 Ampton Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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