



Statham Drive, Birmingham, B16

£300,000

McHugo Homes

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- Three bedrooms
- Semi detached home
- Ideal for first time buyers
- Living and dining rooms
- Separate kitchen
- Bathroom
- Driveway and garage
- Freehold

Situated in a quiet cul-de-sac within the much sought-after Edgbaston, Statham Drive awaits with charm and comfort. This three-bedroom semi detached home boasts two reception rooms, a private garden, driveway and garage, perfect for families or those seeking tranquillity. Offered with no upward chain



Property

Welcome to Statham Drive, a delightful residence situated in a convenient location within Edgbaston, Birmingham's esteemed suburb. This charming three-bedroom home epitomises modern comfort and practicality, perfect for families and discerning buyers alike.

As you enter, you're greeted by a warm ambiance that flows effortlessly through the living spaces. The living room beckons with its inviting atmosphere, ideal for relaxing evenings or entertaining guests. Adjacent, the dining room seamlessly connects to the kitchen, creating a cohesive space for culinary delights and memorable gatherings.

Upstairs, three well-appointed bedrooms await, all complete with fitted wardrobes, and each offering a peaceful retreat from the hustle and bustle of daily life. The bathroom, adorned with modern fixtures, provides a sanctuary for relaxation and rejuvenation.

Outside, the property shines with its private rear garden, a haven for outdoor enjoyment and alfresco dining. A driveway and garage offer convenience and ample parking, while sympathetic upgrades by the current vendor ensure both style and functionality.

Statham Drive presents an ideal opportunity for first-time buyers looking to step onto the property ladder or for those seeking to downsize without compromising on quality. Its prime location in Edgbaston offers easy access to Birmingham city centre and a wealth of amenities.

Experience the best of suburban living with Statham Drive, where comfort, convenience, and community converge in perfect harmony.

Area

Statham Drive offers a prestigious address near a tranquil reservoir and renowned schools.

The property is very close to Queen Elizabeth and City Hospitals University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village, whilst offering arterial road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

Outstanding rated primary and secondary schools are close to hand including Shireland primary, George Dixon Academy, Lordswood Girls High school and St Pauls Girls school, as are a plethora of prestigious private schooling options a very short commute away.

Recreational provisions of Edgbaston reservoir-very nearby, Summerfield Park, and Cannon Hill Park beyond, are ideal for young families and that Sunday stroll or bike ride. Leisure facilities of Edgbaston Priory and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, whilst exclusive Mailbox and Bull Ring shopping boutiques are close to hand in the city nearby.

Approach

Driveway leading up to garage with lawned front garden and pathway to:

Entrance Hall

Laminate flooring, ceiling light point, fuse board, carpeted stairs to first floor and door to living room.

Living Room

Double glazed front facing window, laminate flooring, radiator, power points, access to understairs storage, ceiling light point, gas fire with mantle surround.

Dining Room

Double glazed window with garden aspect, radiator, ceiling light point, power points, opening to kitchen.

Kitchen

Range of wall and base mounted storage units, roll worktop services, four ring 'Neff' gas hob, extractor hood above, 'Beko' oven, tiling to splash back areas, ceiling light point with three spot plate, 'Baxi' boiler, plumbing for washing machine, 'Hoover' washing machine, 'Hisense' fridge freezer, double glazed window and door with garden access, power points.

First Floor Landing

Carpeted, double glazed window with side aspect, ceiling light point, loft access with drop down ladder, doors to:

Bedroom One

Rear-facing double glazed window, radiator, carpeted, fitted wardrobes, power point.

Bedroom Two

Fitted wardrobe, carpeted, radiator, double glazed window with front aspect, telephone point.

Bedroom Three

Front facing double glazed window, carpeted, radiator ceiling, power point, fitted storage.

Bathroom

Matching suite of low level WC, floating wash hand basin and bath with shower fitting above, extractor fan, ceiling light point, obscure double glazed window, radiator.

Garden

Fencing to boundaries, laid to lawn predominantly, paved patio area, side gate to driveway, flower beds to boundaries.

Garage

Power points, ceiling strip light and fuse board.

Details

TENURE: FREEHOLD

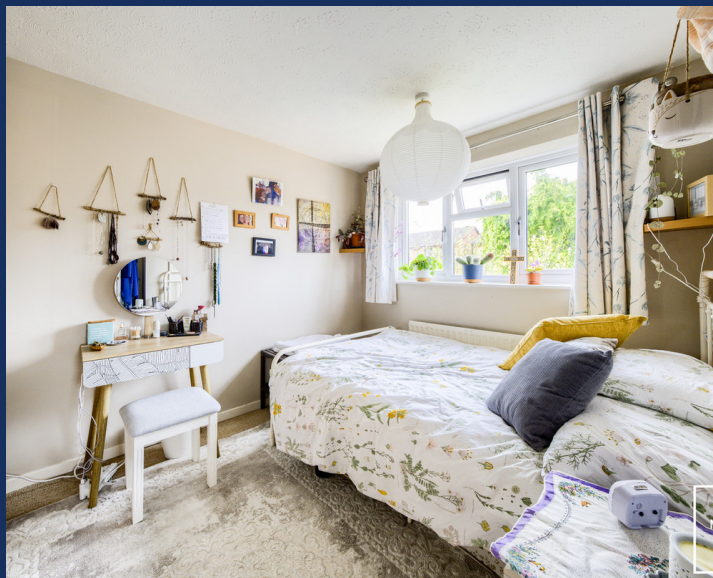
EPC RATING: C

COUNCIL TAX BANDING: C

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

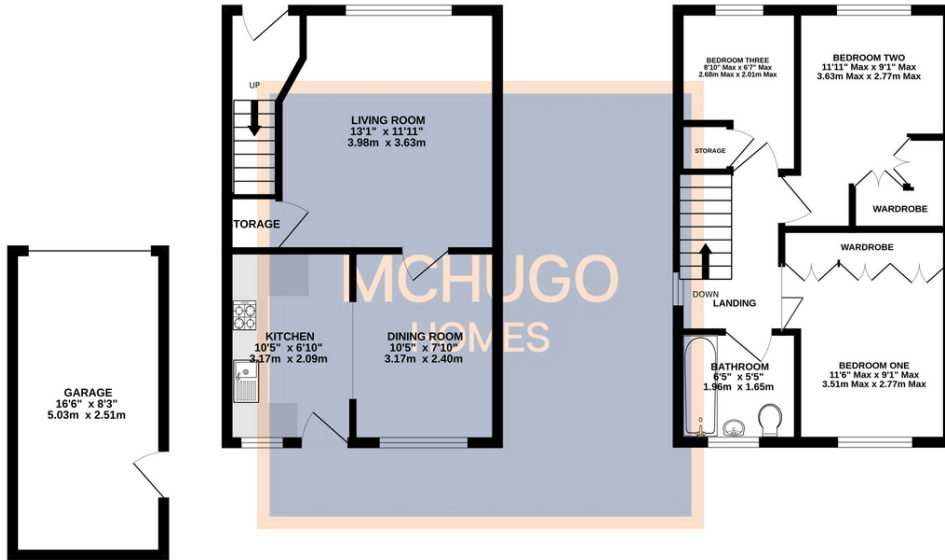
Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

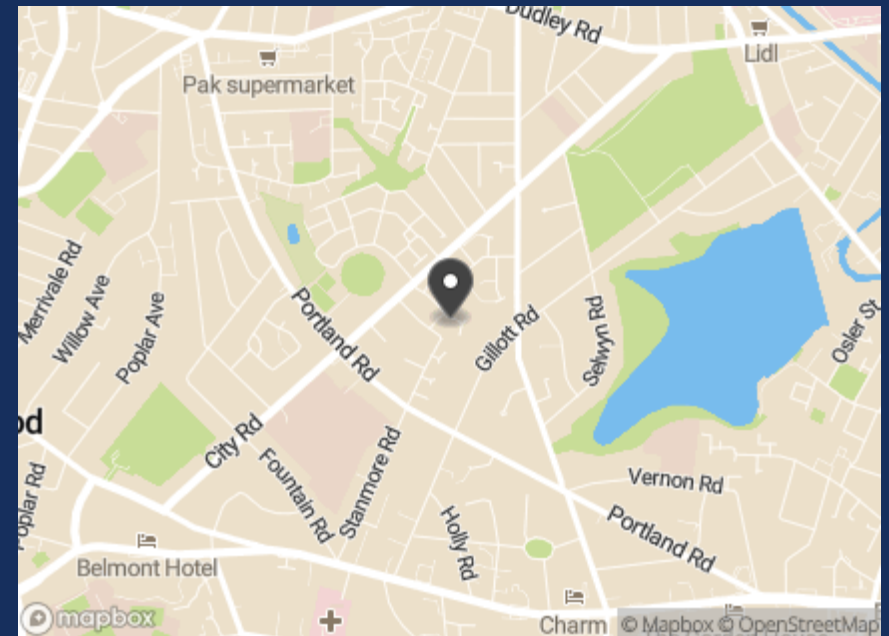
1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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