



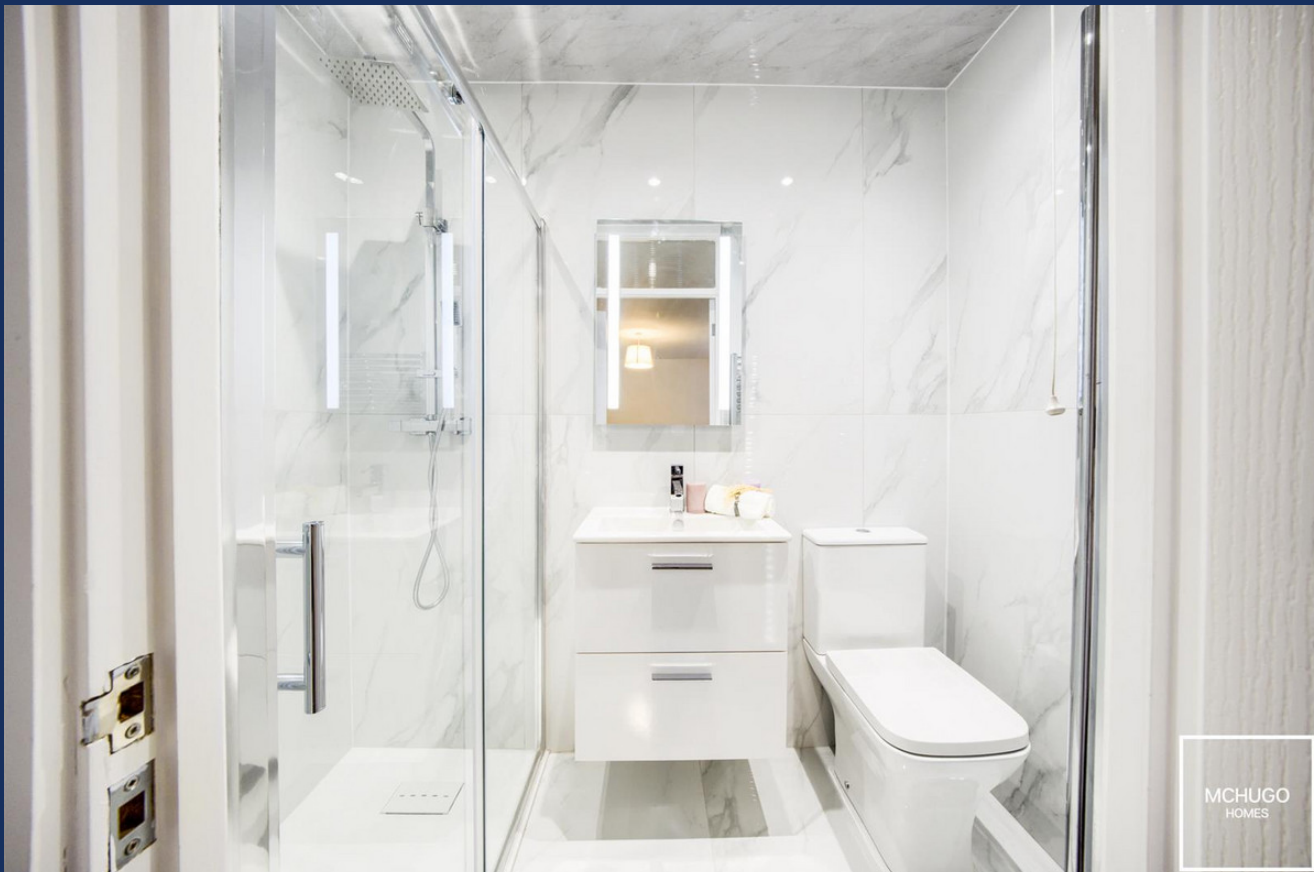
Malcolms Close, Edgbaston, B15

Offers Over £820,000

McHugo Homes

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- Five bedrooms
- Recently renovated and reconfigured
- Detached home
- Large living room
- Open plan kitchen/dining room
- Family bathroom plus ensuite and downstairs shower room
- Garage and front driveway

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Unveiling luxury living in Edgbaston with this recently renovated and reconfigured of over 1800 sq ft five bedroom family home complete with open plan kitchen/diner, large through living room, three bathrooms, garage, driveway and rear garden. Offered with no upward chain.



## PROPERTY

Welcome to opulent living in the heart of Edgbaston! This recently renovated five-bedroom detached house epitomizes elegance and modern family living. Spanning over 1800 square feet, every inch of this home has been meticulously crafted including a reconfiguration.

Leading from a welcoming entrance hallway, a spacious through living room bathes in natural light, creating an inviting atmosphere for relaxation and gatherings, with adjacent centrepiece of an open-plan kitchen/diner, a must have for culinary enthusiasts. Newly fitted and seamlessly integrated, it offers a perfect blend of style and functionality.

The family bathroom and ensuite, reflect thoughtful design catering to modern family needs, complementing the five bedrooms upstairs in what is a carefully planned remodel offering individuality for this style of property within the immediate area.

Further features include recently installed gas central heating system and rewired electrics, plus double glazing (where specified) and the security of an alarm system.

The marriage of form and function continues outside with well proportioned rear garden, and a driveway leads to a garage, ensuring both convenience and security.

Beyond the threshold, a meticulously landscaped rear garden awaits, providing a private retreat for outdoor enjoyment. This property isn't just a house; it's a lifestyle upgrade.

## AREA

Malcolmson Close is a prime cul de sac situated within the prestigious Calthorpe Estate, an urban conservation area, committed to preserving the quality and original character of the area. Its leads from Augustus Road, a very convenient location and a sought after Birmingham suburb.

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

The property is very close to the attractive boutiques of Edgbaston Village and amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries, whilst a small parade of shops offer every day amenities is situated in nearby Chad Square. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk, as is the Harborne walkway.

## APPROACH

Tarmac driveway with door to garage, side gate accessing garden, paved pathway leading to front door and front garden later to lawn. Front door to:

## PORCH

Offering double glazed paneled door and window with front aspect, light point. Door to:

## ENTRANCE HALLWAY

Laminate flooring, radiator, recessed ceiling downlighters, alarm panel, access to cloak cupboard, carpeted stairs to first floor.

## LIVING ROOM

A through living room with a double glazed window front facing and sliding patio doors accessing rear garden, laminate flooring, feature gas fire with mantle surround, power points radiator, and access to dining room.

## OPAN PLAN KITCHEN/DINER

Dining area offers laminate flooring, double doors into living room, radiator, ceiling flush light, double glazed window with garden aspect, power points. |Kitchen area features a selection of recessed ceiling downlighters, further radiator and double glazed window, power points, laminate flooring, a range of wall and base mounted cabinetry, side facing obscure double glazed window, side door accessing garden, large worktop area with inset sink with draining area and mixer tap above, fitted appliances of Lamona dishwasher, five ring gas hob with extractor heard above, fitted microwave and fridge/freezer.

## FAMILY BATHROOM

New bathroom features P shaped bath, chrome rain shower head fitting above, low level WC, floating sink within a contemporary vanity unit and mirror above with light integration, wall mounted heated towel rail, fully tiled, obscure double glazed window, selection of recessed ceiling downlighters, and extractor fan.

## SHOWER ROOM

Fully tiled, corner shower cubicle housing electric shower fitting, low level WC, floating sink within vanity unit with fitted mirror with light integration above, extractor fan, selection of recessed ceiling down lighters.

## FIRST FLOOR LANDING

Carpeted, recessed ceiling downlighters, loft access via drop down ladder, doors to:

## MASTER BEDROOM

Large mirror fronted fitted wardrobes, carpeted, double glazed window with front aspect, radiator power points and access to:

## ENSUITE

Shower cubicle with rain shower head and hand held hose, low level WC, floating sink within vanity unit and mirror above, wall mounted heated tower rail, recessed ceiling downlighters and extractor fan.

## BEDROOM TWO

Fitted mirror fronted wardrobes, radiator, double glazed window with rear aspect, power points, ceiling light point, carpeted.

## BEDROOM THREE

Rear facing double glazed window, radiator, power points, light point.

## BEDROOM FOUR

A mirror fronted wardrobes rear-facing double glazed window power points, ceiling light point, carpeted, radiator.

## BEDROOM FIVE

Double glazed window with front aspect, radiator, carpeted, ceiling light point, power points.

## GARAGE

Boiler, fuse board, up an over door, side door access.

## REAR GARDEN

Side gated access, fencing to boundaries, predominantly laid to lawn with paved patio area and flowerbeds/shrubbery to borders.

## Full Description

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: G

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach, Superfast Fibre Broadband/Fibre to the Cabinet (FTTC) available

CALTHORPE ESTATE COSTS: Scheme of management fee/admin £94.76 per annum, Estate Service charge £401.65 half yearly.

The property benefits from solar panels heat conversion, vendors to confirm tariff

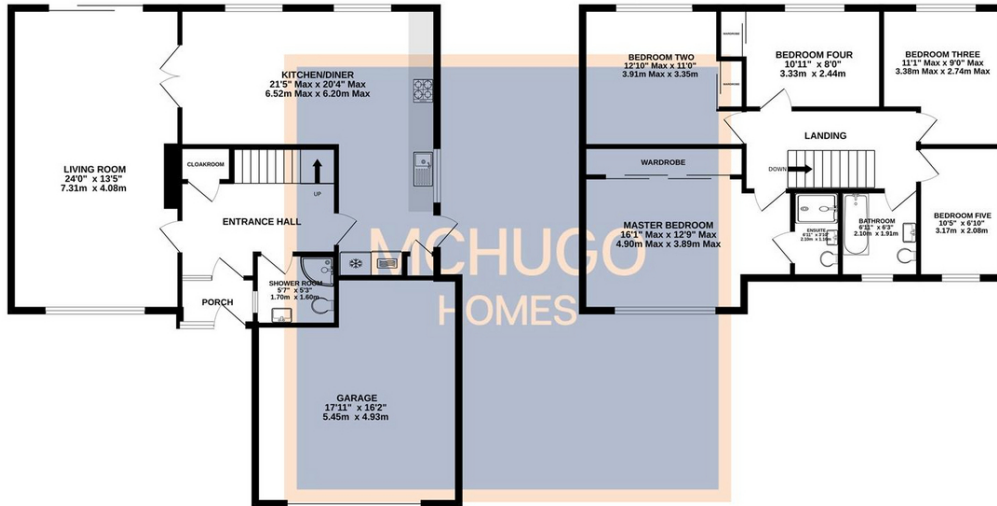
## Disclaimer

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



GROUND FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

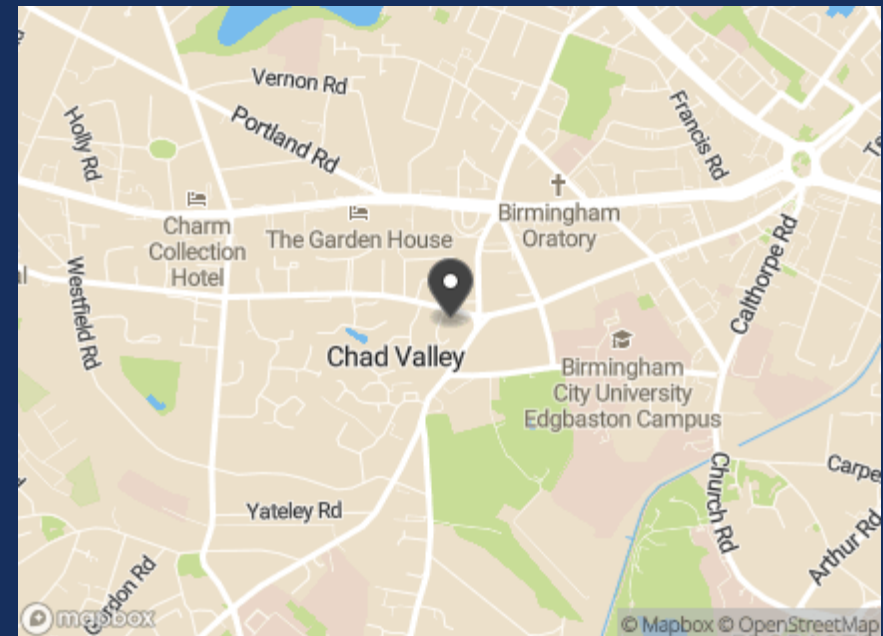


TOTAL FLOOR AREA: 1813 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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