



55 Anstruther Road, Edgbaston  
Birmingham, B15 3NW

**£650,000**

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Set on the ever popular Calthorpe Estate in Edgbaston this exceptional family home has been lovingly refurbished to an impeccable standard boasting stylish, luxury fittings throughout.

Set behind the low maintenance front garden with driveway and car port to side, inspection reveals the entrance hall with guest wc and separate office/study off. The stylish front lounge with full length window to fore benefits from a feature TV wall and gives way to the focal point of the home, the open plan kitchen/living area. This is a wonderfully bright entertaining space with bi fold doors to the rear garden, boasts hi spec kitchen appliances including a 3 in 1 boiler tap, and is further complemented by a separate utility room for additional storage.

Stairs from the living room rise to the first floor landing where there are four well proportioned bedrooms, each newly carpeted, the master bedrooms benefitting from a luxury ensuite shower room which is fully tiled and has under floor heating. Completing the accommodation is the principal bathroom with designer wash hand basin, Porcelanosa tiles and stylish gold fittings.

Outside to the rear, the enclosed rear garden has a paved patio with lawn beyond, fencing to neighbouring boundaries and a brick built barbecue.

Offered for sale with no upward chain viewing is essential to appreciate the standard of accommodation on offer.





## Property Specification

SUPERB FAMILY HOME  
FOUR WELL PROPORTIONED BEDROOMS  
LUXURY BATHROOM AND ENSUITE SHOWER ROOM  
STUNNING FULL WIDTH OPEN PLAN KITCHEN/DINER  
WITH SEPARATE UTILITY  
HIGH SPEC INTEGRATED APPLIANCES  
SPACIOUS FRONT LOUNGE AND SEPARATE OFFICE

Open Plan kitchen/ Living Room  
8.17m (26'10") x 3.98m (13'1")

Lounge 5.66m (18'7") x 3.44m (11'3")

Utility 2.42m (7'11") x 1.27m (4'2")

Office 2.42m (7'11") x 2.06m (6'9")

Hallway  
WC

Landing

Bedroom 1 3.46m (11'4") x 3.32m (10'11")  
En-suite

Bedroom 2 4.07m (13'4") x 3.08m (10'1")

Bedroom 3 4.36m (14'4") x 2.42m (7'11")

Bedroom 4 3.17m (10'5") x 2.42m (7'11")

Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 1st August 2025

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

