



- Extended detached family residence
- Private cul de sac and driveway for 3 vehicles
- Walking distance to Harborne High Street
- Extended with spacious Annex

22 Antringham Gardens , Edgbaston, Birmingham, B15 3QL

£895,000

An Impressive 5 bedroom extended detached family property in this highly sought after location on the renowned Calthorpe Estate. Beautifully presented with large driveway and double garage. The property briefly comprises an entrance porch into a spacious entrance hall with staircase, two reception rooms both with access to the rear garden, kitchen / breakfast room, utility area, guest WC and pantry on the ground floor whilst to the first floor a landing gives access to the master bedroom with en suite bathroom, Main Family bathroom, 3 further bedrooms one of which with en-suite shower room. The property has been extended to the side which now offers a spacious annex.



14a Frederick Road, Edgbaston,
Birmingham, West Midlands, B15
1JD

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0121 455 7727

Monday- Friday: 9am - 17.30pm
Saturday: 9am-13.00pm
Sunday: Closed

5/6x 4x 1x

22 Antringham Gardens, Edgbaston, B15 2QL

APPROXIMATE GROSS INTERNAL AREA: 2275.5 SQ.F / 211.4 SQ.M
GROUND FLOOR: 1236.2 SQ.F / 114.8 SQ.M (garage exc.)
FIRST FLOOR: 1039.3 SQ.F / 96.6 SQ.M



Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

