



Anstruther Road, Birmingham, B15 3NW

£520,000



A superbly maintained and deceptively spacious four bedroom residence situated in this highly desirable private location in Edgbaston. The property requires some modernisation but is set within a unique plot hidden away from the street with a wonderful outlook across the wonderful leafy neighborhood. Additionally benefiting from a car-port and garage. Ideally positioned for convenient access to both Birmingham City Centre and QE Medical Complex. ****No Upwards Chain****

The property's unique approach is via a small service road off the main street, providing access to just three properties with wonderfully manicured grounds across the whole frontage. As you approach, the property provides a decorative fore-garden and driveway which leads to a car-port and the entrance. The property includes both double glazing and gas central heating, the entrance leads into a reception area which provides a guest cloakroom complete with a WC and excellent storage for both coats and shoes. A spacious lounge has an open-plan element with the dining room towards the rear with an exposed brick feature wall between the two rooms, the lounge area has an open staircase to the first floor and panoramic views across the front elevation. The dining area provides patio doors out to the beautifully maintained rear garden.

A spacious breakfast kitchen provides excellent space for both kitchen appliances along with table and chairs and with oak wall and base units, a separate utility room provides additional units, with a sink and facility for both washing machine and tumble dryer, with access to both the rear garden and the integral garage.

The upstairs accommodation provides four generously sized bedrooms which includes a large master bedroom with fitted wardrobes, completed with a re-fitted vanity shower-room suite.

To the outside is an integral garage providing excellent additional storage with power and light, and there is a beautiful well established garden to the rear of the property.

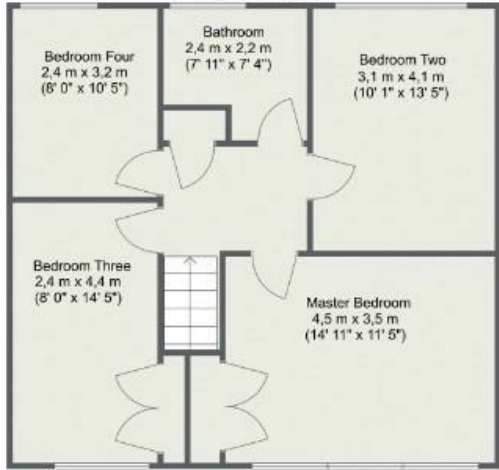


The property is situated within the prestigious Calthorpe estate in the heart of Edgbaston, central to an array of key locations providing easy commutable access and fantastic transport links to Birmingham City Centre, QE Medical Complex, Birmingham University and Harborne Village. If you are looking for leisure facilities then the Edgbaston Priory club provides nearby prestigious sporting events and the famous Edgbaston cricket ground is not far away. If you are looking for local shopping centres then the short commute to Birmingham City Centre provides access to the well known Grand Central, Mailbox and Bull Ring Developments.

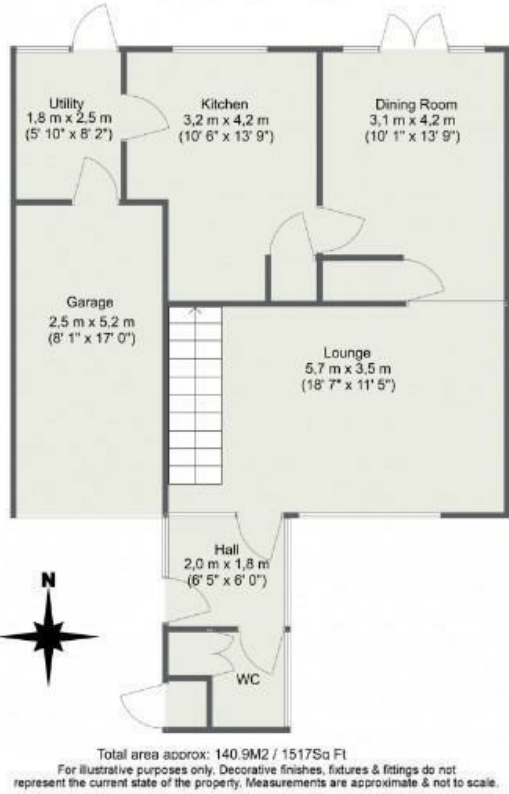


Tenure: Freehold
Council Tax Band: E

**Anstruther
First Floor**



Ground Floor



- Spacious Property in Prestigious Location
- Four Double Bedrooms
- Set Within a Quiet Residential Location in Highly Desirable Part of Edgbaston
- Wonderful Plot Overlooking Greenery and Trees
- Driveway and Garage
- Convenient Access to QE Medical Complex and Birmingham City Centre
- No Upward Chain
- EPC Rating - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 plus) 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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.