



Berrow Drive, Edgbaston, B15 3UB



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Property Description

Positioned within the prestigious Calthorpe Estate, this beautifully presented three-bedroom home has been thoughtfully renovated to create stylish and contemporary accommodation, perfectly suited to modern lifestyles. The property is introduced via a welcoming entrance hallway, leading through to an impressive open-plan living space that forms the heart of the home. Designed with both everyday family life and entertaining in mind, the spacious reception area enjoys an abundance of natural light and flows effortlessly into the beautifully refitted kitchen. Finished to an excellent standard, the kitchen features a range of contemporary wall and base units, integrated appliances and generous worktop space, creating a practical yet elegant environment for cooking and socialising. The open-plan layout provides a wonderful sense of space, while pleasant views across the rear garden further enhance the living accommodation. A convenient downstairs WC completes the ground floor. The first floor offers three bedrooms, including a generous principal bedroom, with the remaining accommodation providing excellent flexibility for family living, guest accommodation or home working. These are served by a beautifully appointed contemporary family bathroom, finished in keeping with the home's modern specification. Externally, the property continues to impress with a beautifully maintained rear garden, offering an attractive outdoor setting to relax, dine or enjoy throughout the seasons. The home further benefits from a garage en bloc, providing secure parking or valuable additional storage. Combining contemporary styling, thoughtfully renovated interiors and an enviable position within one of Edgbaston's most desirable residential settings, this exceptional home presents an outstanding opportunity for a wide range of buyers.

Area

Berrow Drive occupies an enviable position within the prestigious Calthorpe Estate, one of Edgbaston's most sought-after residential settings. Renowned for its tree-lined roads, attractive surroundings and conservation status, the estate offers an exceptional balance of peaceful living and everyday convenience. Edgbaston Village is within easy reach, providing an excellent selection of independent cafés, award-winning restaurants and boutique shopping, while nearby Harborne High Street offers further amenities including Waitrose, Marks & Spencer Foodhall and an abundance of popular eateries. Chad Square is also just a short walk away, providing convenient everyday shopping and local services. The Queen Elizabeth Hospital Birmingham, University of Birmingham and the wider Medical Quarter are all readily accessible, making the location particularly attractive to healthcare professionals and academics. Birmingham city centre is well connected via excellent road and public transport links, with straightforward access to the A38, M5 motorway network and Birmingham International Airport. Families are exceptionally well served by a number of highly regarded schools across Edgbaston, including Chad Vale Primary School, Edgbaston High School for Girls, The Priory School, Hallfield School, The Blue Coat School, West House School and the prestigious King Edward Foundation Schools. Leisure facilities including Edgbaston Priory Club, Edgbaston Golf Club, Edgbaston Cricket Ground, Birmingham Botanical Gardens and Martineau Gardens are all close by, completing the outstanding lifestyle this location has to offer.

Approach

Front garden laid to lawn, paved pathway leading up to front door.

Entrance Hall

Laminate flooring, radiator, telephone point, recessed ceiling downlighters, carpeted, stairs to first floor, obscure glazed window with front aspect and doors to:

Living/Dining Room

Double glazed window with rear aspect, door accessing garden, two radiators, laminate flooring, power points, selection of recessed ceiling downlighters, inset speakers in ceiling, coving, opening to kitchen.

Kitchen

A range a wall and base mounted cabinetry, slide out chefs table, inset one and a half bowl sink with draining area, granite style worktop, double glazed window with front aspect, selection of recessed ceiling downlighters, tall radiator, understairs storage, laminate flooring, subway tiling to splash back areas, power points, integrated appliances off five ring gas hob 'Bosch' extractor hood above, 'Bosch' dishwasher and 'Bosch' double oven.

WC

Low level WC, corner wash hand basin, radiator, fully tiled, inset speaker, ceiling flush light, fuse board.

First Floor Landing

Laminate flooring, recessed ceiling downlighters, loft access with drop down ladder (loft houses the boiler), storage access.

Bedroom One

Rear-facing double glazed window, radiator, sliding mirror fronted wardrobes, power points, ceiling light point, TV point, ceiling coving, Laminate flooring.

Bedroom Two

Fitted wardrobes with sliding mirror fronted doors, laminate flooring, ceiling light point and coving, radiator, power points. double glazed window with front aspect.

Bedroom Three

Laminate flooring, radiator, power points, ceiling coving and light points, storage cupboard with shelving.

Bathroom

Contemporary design, fully tiled, suite of large bath, low level WC with concealed system, contemporary wash handbasin with mixer tap over within vanity unit, shower cubicle with rain shower head, wall mounted heated towel rail, recessed ceiling downlighters, inset ceiling speaker.

Garden

Paved patio area predominantly shale with raised patio at rear, fencing and wall to boundary, gate to rear.

Garage en bloc

Up and over door

Further Details

Tenure: Freehold, Council Tax Band: G, EPC: D, Calthorpe Estate Charge: £462.77 paid every half year
Utility supply, rights and restrictions: Broadband: FTTP, Electricity supply: Mains supply, Sewerage: Mains supply, Water supply: Mains supply
Other information: Construction materials: Brick, Roof material: Tile

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.

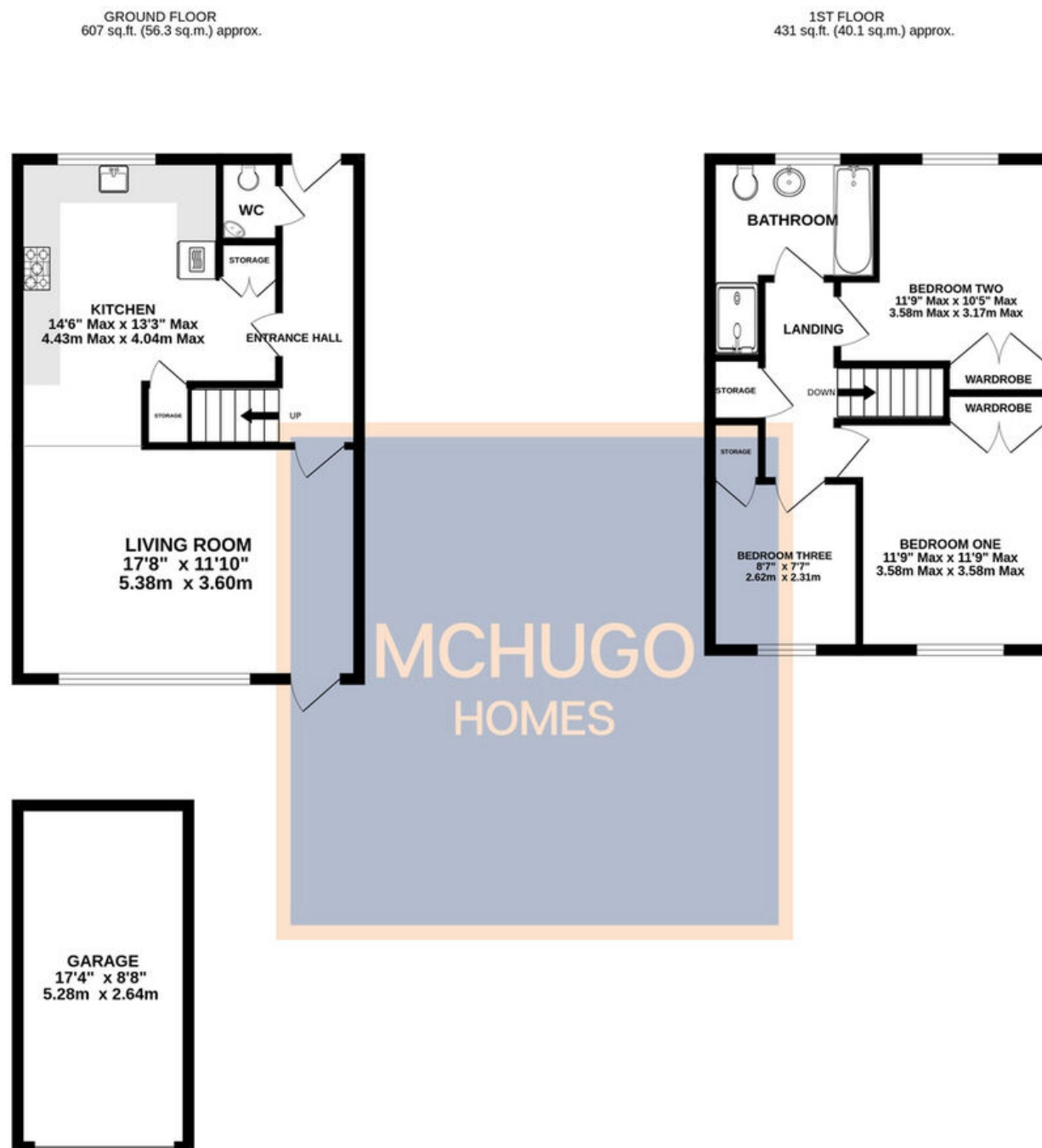
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been

carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









Key Features:

- Three bedrooms
- End terrace home
- Open plan layout
- Living/Dining room
- Refitted kitchen
- Contemporary bathroom with bath and shower cubicle
- Garage en bloc
- Freehold
- Prime Edgbaston location and convenient links to city centre
- Chad Vale catchment plus excellent private schools nearby

01215170251 | movinghome@mchugohomes.co.uk | www.mchugohomes.co.uk/

7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

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