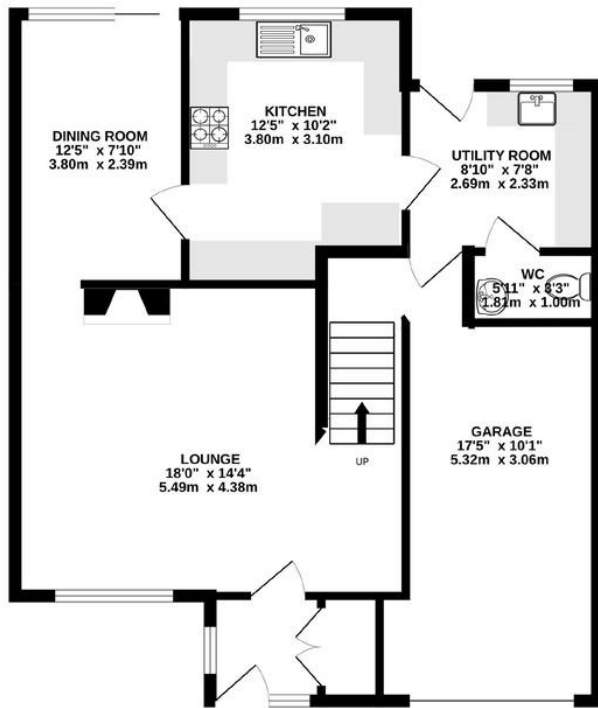


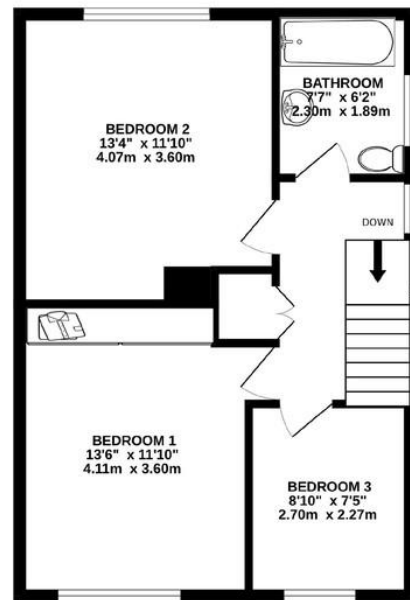


Floor Layout

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



Total approx. floor area 1,022 sq ft (95 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.



Christchurch Close

Edgbaston

B15 3NE

Asking Price Of £575,000

- Three-Bedroom House
- Off-Road Parking
- Sold With No Upward Chain
- Spacious Rear Garden



**Christchurch Close,  
Edgbaston, Birmingham, B15 3NE**  
Asking Price Of **£575,000**



## Property Description

*DESCRIPTION* Situated within a quiet residential cul-de-sac in the highly sought-after Edgbaston area, this well-proportioned three-bedroom family home offers versatile accommodation arranged over two floors, with the added benefit of an integral garage and generous living space throughout.

The ground floor comprises a welcoming entrance hall with useful storage, leading through to a spacious sitting room featuring ample natural light and direct access to the dining room, making it ideal for both everyday living and entertaining. The dining room adjoins a fitted kitchen, which offers good worktop and cupboard space and flows through to a separate utility room with external access. A convenient ground-floor WC further enhances practicality. The integral garage provides secure parking or additional storage.

To the first floor, the property offers three well-sized bedrooms, including a particularly generous principal bedroom. The remaining bedrooms are ideal for family use, guests, or home office accommodation. A family bathroom completes the first-floor layout.

Externally, the property benefits from off-road parking and enjoys a peaceful position within Christchurch Close, while remaining well placed for access to local amenities, schools, public transport links, and the Birmingham city centre.

This property represents an excellent opportunity for owner-occupiers or investors alike, seeking a spacious home in a popular and well-established location.

*LOCATION* Christchurch Close is a quiet cul-de-sac found just off Augustus Road situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

*JAMES LAURENCE ESTATE AGENTS Note:* We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own



investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

*Fixtures and Fittings:* All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure:* Freehold

*Services:* All mains' services are connected to the property.

*Local Authority:* Birmingham City Council

*Council Tax Band - E*

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

*Free Valuation:* Please contact the office on to make an appointment.

*Residential Lettings and Management:* If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

*Conveyancing:* Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

*Financial Services:* James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing  
of this property:**

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

