



Niall Close, Edgbaston B15 3LU



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Property Description

Positioned within the prestigious Calthorpe Estate, this beautifully presented four-bedroom linked detached home offers spacious and well-balanced accommodation, creating an ideal setting for modern family living within one of Edgbaston's most desirable residential locations. The property is introduced via a welcoming entrance hallway, setting the tone for the generous accommodation beyond. To the front, a beautifully bright living room is flooded with natural light, creating an inviting space to relax and unwind. To the rear, the impressive kitchen and dining room forms the heart of the home, offering an excellent space for everyday family life as well as entertaining. Fitted with a range of wall and base units, there is ample storage and preparation space, while direct access to the rear garden creates a seamless connection between indoor and outdoor living. The kitchen also benefits from internal access to the attached garage, providing excellent practicality for everyday living. A convenient downstairs WC completes the ground floor accommodation. The first floor comprises four generously sized bedrooms, all offering comfortable and versatile accommodation for growing families, guests or those requiring home working space. These are served by a well-appointed family bathroom, creating a practical layout perfectly suited to modern family life. Externally, the property enjoys a private rear garden, providing an attractive setting for outdoor dining, entertaining and relaxing throughout the warmer months. To the front, a driveway provides valuable off-road parking with EV electric charging point and is complemented by the attached garage, offering further parking or useful storage. Occupying a prime position within the highly regarded Calthorpe Estate, this exceptional family home combines spacious accommodation, practical living and an enviable location close to excellent schools, beautiful green spaces and everyday amenities, presenting a superb opportunity to acquire a home within one of Birmingham's most prestigious residential neighbourhoods.

Area

Niall Close enjoys a peaceful cul-de-sac position within the prestigious Calthorpe Estate, one of Edgbaston's most desirable residential settings. Renowned for its tree-lined avenues, mature greenery and beautifully maintained surroundings, the estate offers a tranquil environment while remaining exceptionally well connected. Residents are within easy reach of the Birmingham Botanical Gardens, Martineau Gardens and the scenic Harborne Walkway, providing wonderful opportunities for walking, cycling and enjoying the outdoors. Edgbaston Village and Harborne High Street are both close by, offering an excellent selection of independent cafés, restaurants, boutique shopping and everyday conveniences, including Waitrose, Marks & Spencer Foodhall and Chad Square. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all readily accessible, while Birmingham city centre and the motorway network are easily reached via the A456 and A38. Families are also well served by a superb choice of highly regarded schools, making this an exceptional location for professionals and growing families alike.

Approach

Tarmac driveway leading to electric roller garage door, laid to lawn, door to external storage which houses fuse boards for the property, EV electric charging point and front door leading to:

Hallway

Laminate flooring, doors to storage, ceiling spotlights, stairs to first floor, radiator, power points and doors to:

Living Room

Laminate flooring, double glazed window to front elevation, electric fire place with mantle surround, ceiling spot lights, powers points and radiator.

Kitchen/Dining Room

Laminate flooring, ceiling spot lights, double glazed window, door and sliding doors to rear elevation, two radiators, wall and base mounted units, five ring gas hob with 'Baumatic' oven below, stainless steel double sink with drainage area, integrated dishwasher and washing machine, power points and door into:

Garage

Two ceiling light points, electric roller door and power points.

Downstairs WC

Laminate flooring, low-level WC, wash hand basin, double glazed obscure window to side elevation, radiator and ceiling light point.

Landing

Carpeted, ceiling light point, double glazed obscure window to side elevation, power points and doors to:

Bedroom One

Carpeted, front aspect double glazed window showcasing greenery surroundings, radiator, ceiling light point and power points.

Bedroom Two

Carpeted, double glazed window to rear elevation, ceiling light point, power points and radiator.

Bedroom Three

Carpeted, double glazed window to rear elevation, power points, radiator and ceiling light point.

Bedroom Four

Carpeted, radiator, power points, ceiling light point, double glazed window to front elevation and built in storage.

Bathroom

Tiled flooring, part tiling to walls, walk-in shower cubicle with rainfall and handheld wall mounted shower hose above, wash hand basin with mixer tap, low-level WC, bath, double glazed obscure window to side elevation, wall mounted heated towel rail and ceiling light point.

Garden

Block paved patio area with steps leafing laid to lawn, fences to borders and mature trees.

Further Details

Tenure: Freehold, Council Tax Band: F, EPC: D, Calthorpe Estate Charge: £244.01 Quarterly 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

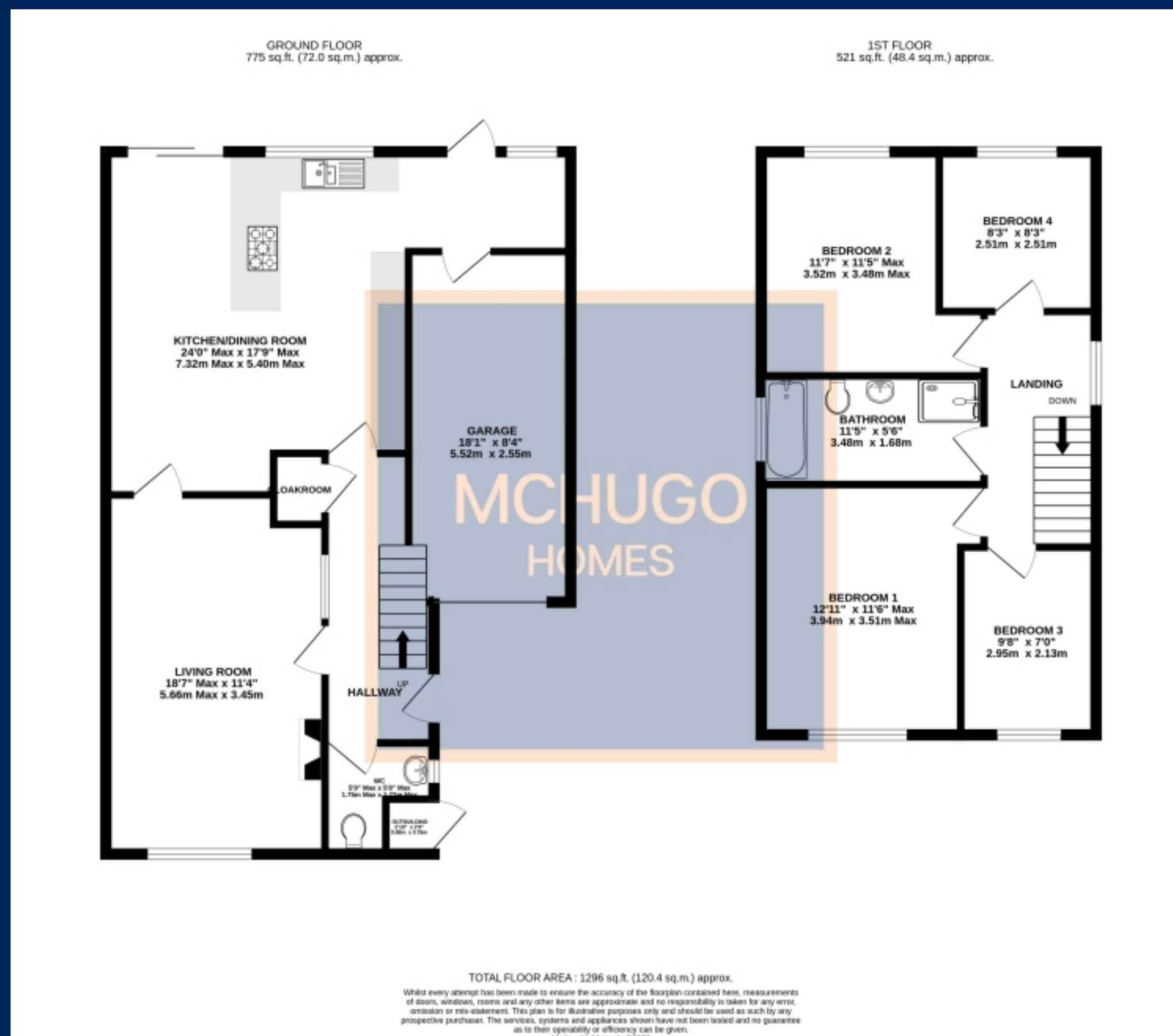
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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:

- Linked detached family home
- Prestigious Calthorpe Estate
- Four generous bedrooms
- Spacious living room
- Kitchen/dining room
- Downstairs WC
- Family bathroom
- Private rear garden
- Driveway parking
- Beautifully presented throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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