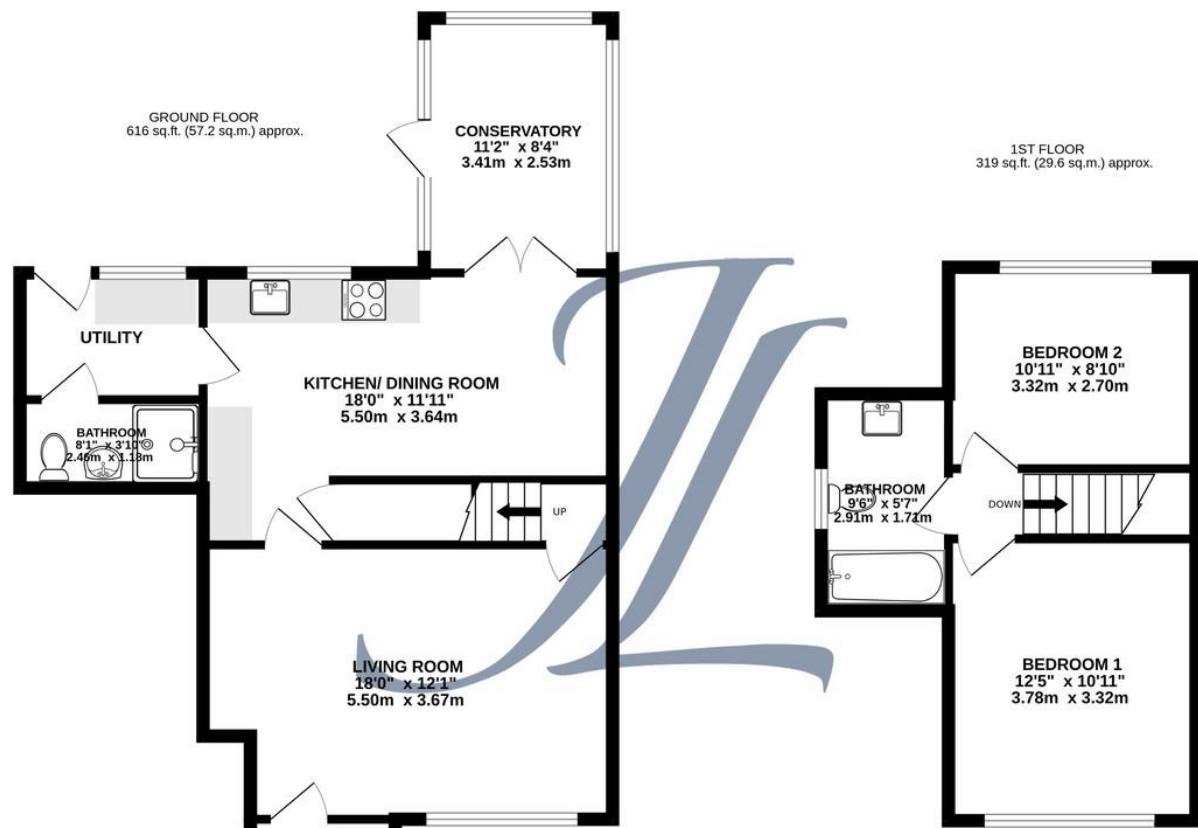




Floor Layout



Total approx. floor area 935 sq ft (87 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.



Chancellors Close

Edgbaston

B15 3UJ

Asking Price Of £385,000

- Link Detached House
- Two Bedrooms
- Good-sized Garden
- Driveway with Garage



**Chancellors Close,
Edgbaston, Birmingham, B15 3UJ**
Asking Price Of **£385,000**



Property Description

DESCRIPTION Set in the sought-after and private surroundings of leafy Edgbaston, this impressive link detached residence is positioned within the renowned Calthorpe Estate. Offering the perfect blend of exclusivity and convenience, the property is ideally located for easy access to local amenities in Edgbaston, Harborne, and Birmingham City Centre. Edgbaston has long been recognised as one of Birmingham's most desirable and affluent areas, making this home a truly attractive proposition.

The internal accommodation briefly comprises a porch, kitchen/breakfast room with an extra utility room, downstairs bathroom and a nicely sized living room. As part of of the kitchen, the property has been extended with a large sized conservatory.

The first floor features two double bedrooms, and a new refurbished family bathroom.

To the front of the property is a driveway with a garage, whilst to the rear there is a spacious garden.

The property is sold with no upward chain.

Properties of this calibre rarely comes to market - internal viewing is essential to fully appreciate the space, quality and potential on offer. We look forward to arranging your personal tour.

LOCATION Chancellors Close is an intimate cul de sac situated within the prestigious Calthorpe Estate and close to nearby Chad Square offering ease of access to Birmingham city centre via Harborne Road link making ideal for city working professionals. This can truly be described as a prime Edgbaston location in the heart of Edgbaston with a plethora of eateries, coffee shops and boutiques of The Edgbaston Village within easy reach whilst also walking distance from Harborne High street amenities, with a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond.



JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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: D

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

