

# ENGLANDS



12 The Dreele

Edgbaston, Birmingham, B15 3NS

£625,000





## PROPERTY DESCRIPTION

Very well-presented link detached property situated in a leafy cul-de-sac in prime Edgbaston. This property has been maintained to a high standard and has the benefit of being very energy efficient due to the air source heat pump system, which leads to considerably lower energy bills. Briefly comprising: lounge/dining room, breakfast kitchen, good size utility room, ground floor cloaks/WC, four bedrooms, family bathroom, shower room, landscaped rear garden, car port and garage with EV charging point.

The Dreel is a sought-after location just off Anstruther Road, being ideally placed for Harborne High Street, Edgbaston Village, Queen Elizabeth Hospital, University of Birmingham and Birmingham city centre. Viewing is highly recommended to fully appreciate the well-planned accommodation. NO CHAIN



Tel: 01214271974



The property is set back on the road by a Tarmac driveway providing parking for multiple vehicles, carport and garage. In addition, there is a front lawn together with border of Evergreen shrubs. and flowers. Outdoor storage cupboard housing the gas and electricity meters and a ceiling light point.

UPVC door with double glazed panel with obscured glazing and side window leads into:

#### HALLWAY

Having recessed ceiling spotlights, tiled floor, radiator and stairs rising to first floor accommodation.

#### GROUND FLOOR WC

Having low flush WC with concealed cistern, wall-mounted wash basin with mixer tap over and set into vanity storage below, extractor fan, ceiling light point, radiator, part complementary tiling to walls, tiled floor and UPVC double glazed window with obscured glazing.

#### INNER LOBBY

Having useful store cupboard with built-in shelving and ceiling light point and recessed ceiling spotlight. Further storage cupboard housing the DAIKIN air source heat pump system.

#### LOUNGE/DINING ROOM

6.17 max x 4.58 max into recess (20'2" max x 15'0" max into recess ) Having large UPVC double glazed window overlooking the front, inset feature gas fire, two radiators, two ceiling light points and feature glazed wall.

#### BREAKFAST KITCHEN

4.1 7 max x 3.22 max (13'5" 22'11" max x 10'6" max ) Having a range of matching wall and base units, roll top work surfaces, integrated appliances include AEG double electric oven, Bosch dishwasher, Bosch fridge/freezer, additional under-counter freezer, AEG electric hob and wall-mounted Baumatic extractor fan. UPVC double glazed window overlooking the garden, single bowl stainless steel sink drainer with mixer tap over, radiator, recessed ceiling spotlights, tiled floor, complementary tiling to walls and serving hatch with obscured glass into the sitting room.

#### UTILITY ROOM

2.43 max x 2.1 7 max (7'11" max x 6'10" 22'11" max ) Having a range of matching wall and base units, laminate work surfaces, single bowl stainless steel sink drainer with mixer tap over, plumbing and spaces for washing machine and tumble dryer, vertical radiator, tiled floor, ceiling light point and UPVC double glazed door leading out to the garden with side window.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having full height double glazed window with obscured glass, loft access hatch, radiator, ceiling light point and airing cupboard having fitted shelving and radiator.

#### BEDROOM ONE

4.08 Max to wardrobe front x 3.7 Max into doorway.

Having double glazed UPVC window overlooking the front, radiator, ceiling light point, fitted wardrobes with overhead cupboards and TV point

#### SHOWER ROOM

Thoughtfully integrated shower room comprising cubicle with wall-mounted shower, recessed ceiling spotlights, extractor fan, tiling to floor and walls and radiator.

#### BEDROOM TWO

3.23 max to wardrobe front x 2.96 max (10'7" max to wardrobe front x 9'8" max )

Having UPVC double glazed window overlooking the garden, built-in wardrobes, radiator and ceiling light point.

#### BEDROOM THREE

3.2 max into doorway x 2.5 max (10'5" max into doorway x 8'2" max )

Having large UPVC double glazed window overlooking the front, built-in wardrobe, radiator and ceiling light point.

#### BEDROOM FOUR

2.74 max x 2.2 max (8'11" max x 7'2" max )

Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

#### BATHROOM

Having inset bath with mixer tap over and wall-mounted shower, UPVC double glazed window with obscured glazing, ceiling light point, radiator, full complementary tiling to walls and floor, low flush WC, wash basin with mixer tap over and being set into vanity storage and shavers point.

#### OUTSIDE

Delightful landscaped rear garden comprising paved seating area, raised borders with retaining wall, fence panels to three sides, ornamental pond, and steps up to lawn area having a range of trees and evergreen shrubs. Outdoor tap, UPVC double glazed door with obscure glazing leads into:

#### GARAGE

Having power, lighting and electric vehicle charging point.

#### ADDITIONAL INFORMATION

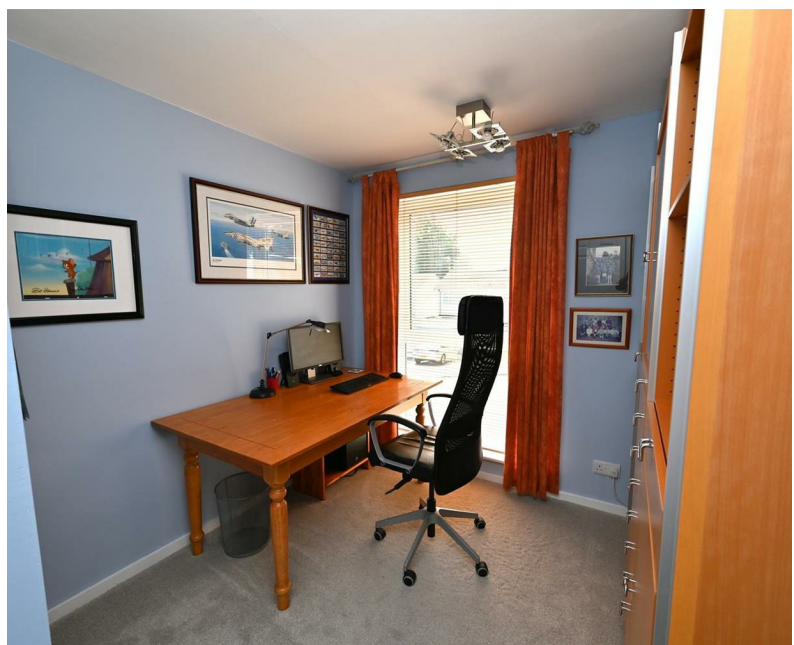
TENURE: FREEHOLD.

COUNCIL TAX BAND - F

The property is subject to a fee under the Calthorpe Estate Scheme of Management, which is currently £69.83 per year. In addition, there is a half yearly service charge payable to Calthorpe Estates of £422.99.



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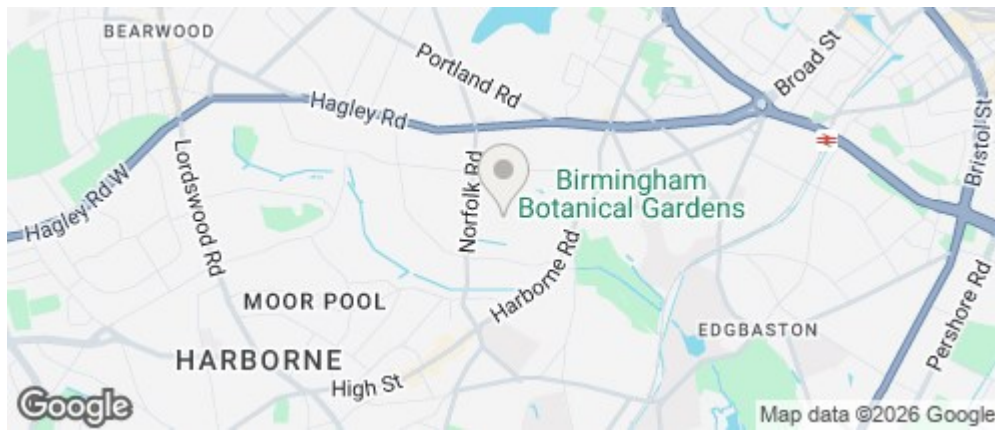




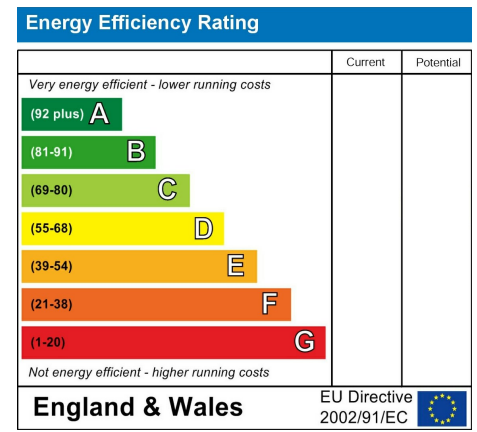
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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