ENGLANDS

12 The Dreel

Edgbaston, Birmingham, B15 3NS

£599,950

4 2 1 D

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
6.17m max x 4.58m 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
4.17m max x 3.22m max (13'8" 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
2.43m max x 2.17m max (7'11" max x 7'1" 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
3.23m max to wardrobe front x 2.96m 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
3.2m max into doorway x 2.5m 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.

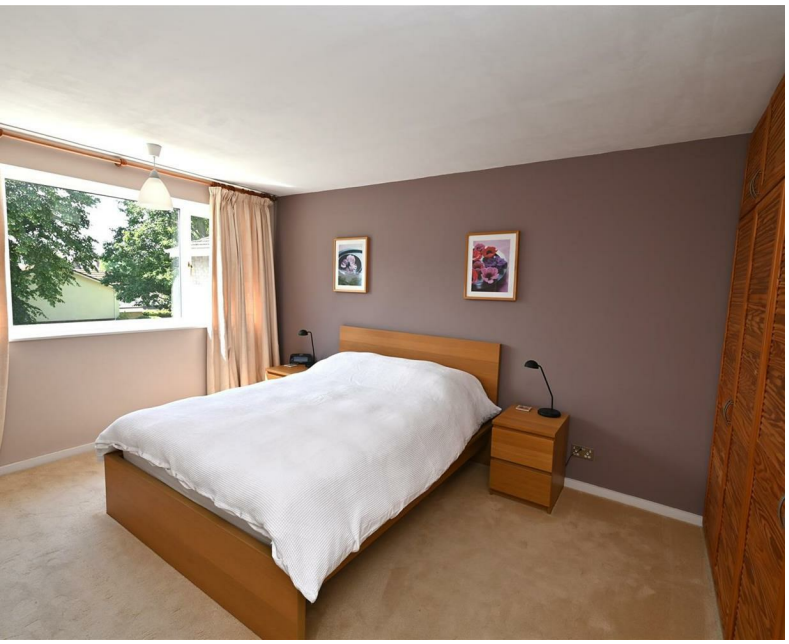
BEDROOM FOUR
2.74m max x 2.2m max (8'11" max x 7'2" max)
Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

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.

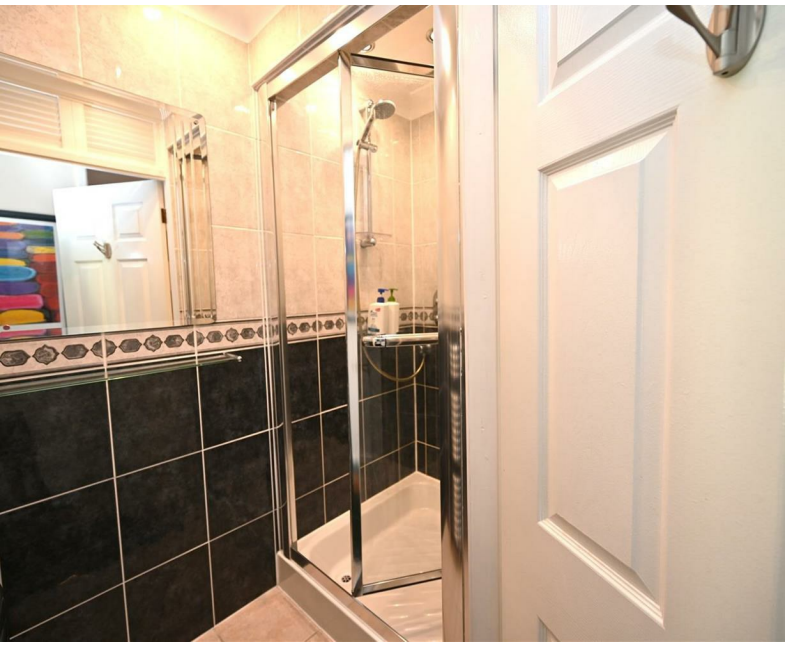
OUTSIDE
Delightful landscaped rear garden comprising paved seating area, raised borders with retaining wall, fence panels to three sides, ornamental pond, and steps up to lawn area having a range of trees and evergreen shrubs. Outdoor tap, UPVC double glazed door with obscure glazing leads into:

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.



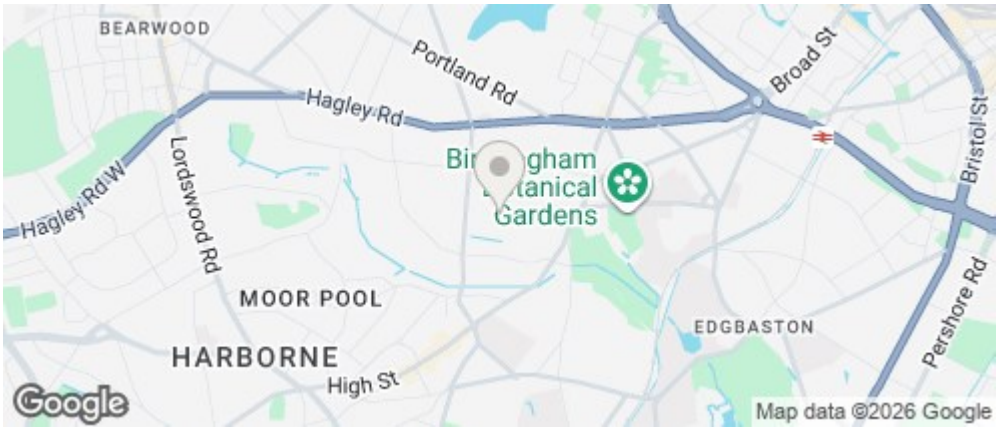
ENGLANDS



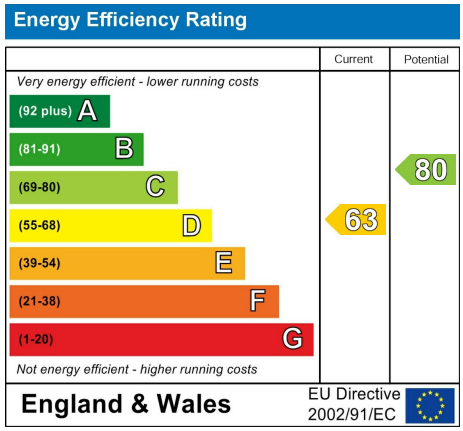
ENGLANDS

ENGLANDS

ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.