



**23 MICHAEL DRIVE**  
EDGBASTON, BIRMINGHAM B15 2EL

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 23 MICHAEL DRIVE

£625,000

EDGBASTON

A four bedroomed detached house ideally situated in an exclusive cul de sac in a prime location and within easy reach of central Birmingham.

## Situation

Michael Drive is a private cul de sac situated off Wellington Road in a highly sought-after residential location, ideally located for access to the city centre which is less than 1.5 miles away via the nearby A38 Bristol Road.

## Description

23 Michael Drive is a two storey detached house with accommodation extending in all to approximately 1890 sq ft (176 sq m). The property has been a much loved family home for many years and would now benefit from some general modernisation throughout.

The front door leads into the reception hall with under stairs cupboard and cloakroom WC. The living room is a large and bright through room with full height window to the front, and large sliding doors opening to the rear garden. There is a black granite fireplace with electric fire, and double doors link to the dining room. The dining room has a large picture window to the rear, and a door leading into the adjacent breakfast kitchen (also accessed from the reception hall).

The kitchen is fitted with an array of wood-effect base and wall mounted units. There is a fitted breakfast table and an additional utility area with further fitted base and wall units, space and plumbing for a washing machine, and a stainless steel sink.

On the first floor are four bedrooms, including a good-sized principal bedroom with walk-through dressing area with fitted wardrobes, and an en suite shower room. The remaining three bedrooms all have built-in wardrobes and the fourth bedroom also has fitted office furniture including desks, drawers, and cupboards. There is a family bathroom having bath with shower over, WC, and wash basin.

## Outside

To the front of the property is a lawned foregarden and tarmac driveway providing off road parking for two cars and leading up to an attached garage with electric up and over door. To the rear is a good-sized garden which enjoys a sunny south-westerly aspect, paved terrace, substantial lawn, and planted borders.

## General Information

**Tenure:** The property is currently leasehold however the vendor is in the process of acquiring the Freehold interest, so the property is being sold on a **Freehold** basis. Further details available on request.

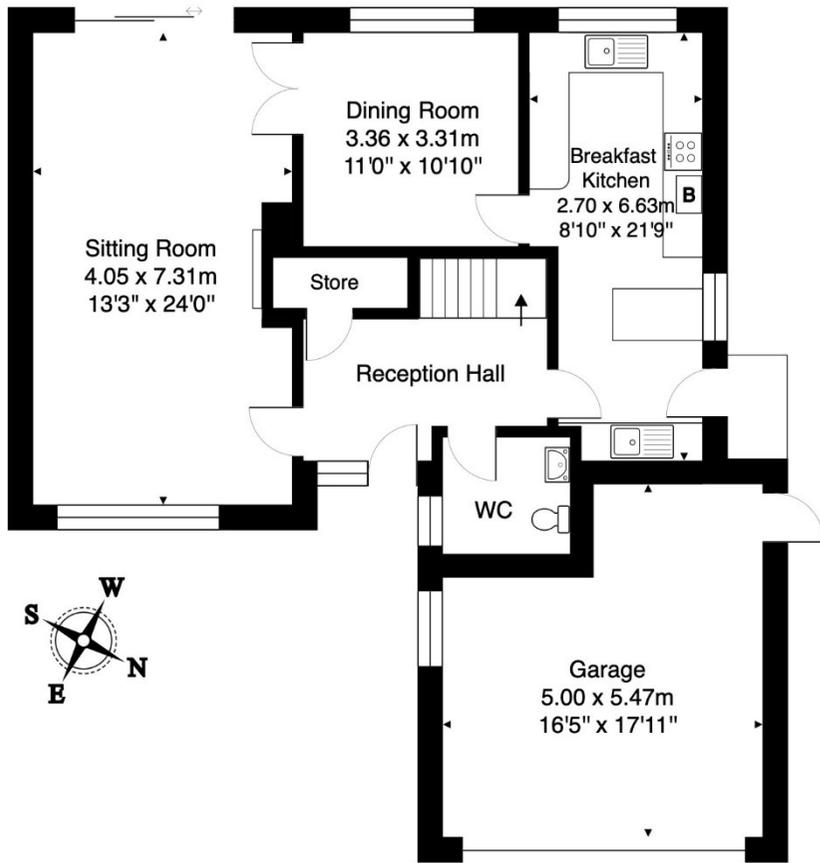
**Estate Charge:** Michael Drive is a private road and as such there is an estate charge payable for its upkeep. The current charge is £453.32 for 6 months (£906.64 per annum).

**Council Tax:** Band G.

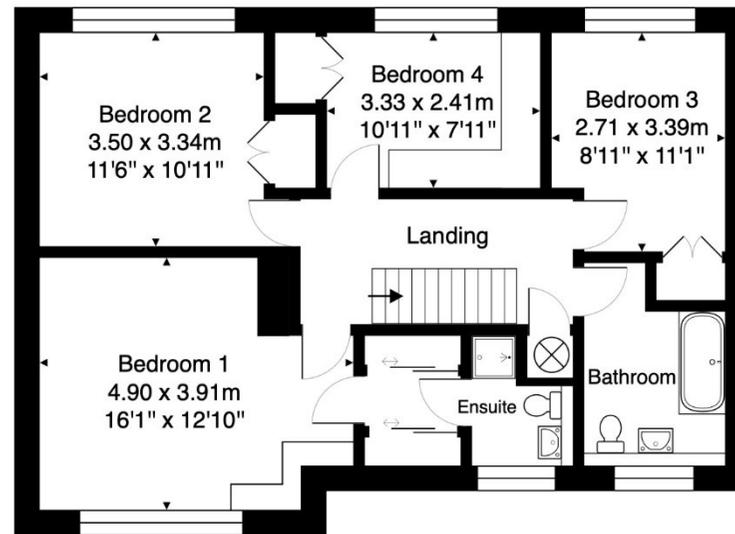


To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Floor Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>



**First Floor**  
Floor Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>



**23 Michael Drive, Edgbaston,  
Birmingham, B15 2EL.**

Total Area: approximately 175.6 m<sup>2</sup> ... 1890 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH  
Tel: 0121 454 6930  
Fax: 0121 454 3676  
Email: sales@robertpowell.co.uk  
www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

