



## Floor Layout



REASSURINGLY LOCAL



# Balcaskie Close

Edgbaston

Birmingham

B15 3UE

Asking Price Of £510,000

- Detached House
- Three Bedrooms
- Bathroom with separate WC
- Ground Floor Extension to the Rear Aspect
- Rear Garden with a Good-sized Grass Lawn
- Driveway with Garage
- Private Cul-de-sac



## 38 Balcaskie Close, Edgbaston, Birmingham, B15 3UE Asking Price Of £510,000



### Property Description

**DESCRIPTION** A charming three-bedroom house located on a quiet private cul de sac within the prestigious Calthorpe Estate, which benefits from a ground floor extension to the rear aspect.

The internal accommodation briefly comprises an entrance hallway, with kitchen/breakfast room, wc, and an extended living room off. As part of the extension a second reception room, and second kitchen have been created, off the living room.

The first floor features two double bedrooms, a single bedroom, and 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.

**LOCATION** Balcaskie 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 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.



REASSURINGLY LOCAL



**Tenure:** Freehold.  
**Services:** All mains' services are connected to the property.  
**Local Authority:** Birmingham City Council  
**Council Tax Band:** E

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.

**Further Material Information:**

**Part A**

Council Tax / Domestic Rates: F

Asking price: £525,000

Tenure\*: Freehold

**Part B**

Property type: Detached House

Property construction: Purpose Built

Number and types of room: Three bedrooms

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas.

Broadband: We recommend you complete your own investigation

Mobile signal/coverage: We recommend you complete your own investigation

Parking: Garage. Driveway

**Part C**

Building safety: N/a.

Restrictions: Part of the Calthorpe Estate.

Rights and easements: N/a

Flood risk: N/a.

Coastal erosion risk: N/a.

Planning permission: Please seek confirmation from your solicitor.

Accessibility/adaptations: N/a.

Coalfield or mining area: N/a.

Energy Performance Certificate (EPC)\*\*: Pending



### To book a viewing of this property:

**Call:**

0121 6044060

**Email:**

info@jameslaurenceuk.com

