



radiator, carpeted, ceiling light point, power points.

BEDROOM THREE

Four recessed ceiling spots, double glazed window with rear aspect, carpeted, fitted wardrobe, radiator.

BEDROOM FOUR

Rear facing double glazed window, fitted wardrobe, ceiling light point, radiator, carpeted.

BATHROOM

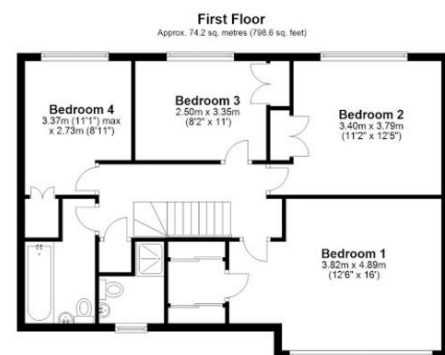
Matching suite of bath with shower above and shower screen, WC, pedestal sink, double glazed window with front aspect, ceiling light point, fully tiled, radiator.

GARAGE

Up and over door, boiler, ceiling light point, fuse board, loft hatch with ladder, plumbing for washing machine, power supply.

OUTSIDE

Excellent garden space, predominantly laid to lawn, established mature and established trees to borders and fencing to boundary, side gates offer front access.



Total area: approx. 184.7 sq. metres (1988.0 sq. feet)



Antringham Gardens

Edgbaston, B15 3QL

- Four bedrooms
- Detached house
- Superb plot
- Double garage

Asking Price Of £800,000



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Property Description

PROPERTY
A large four bedroom two bathroom detached family home in a superb plot on one of Edgbaston's most premier avenues. The property boasts interconnecting reception rooms, separate breakfast kitchen, downstairs WC, double garage and driveway, double glazing and gas central heating (both where specified). One of the beauties of this substantial dwelling is the potential to enhance with cosmetic work, whilst also the plot itself will be appealing to buyers.

AREA
Antringham Gardens is an intimate cul de sac just off Westfield Road in a prime Edgbaston location, within the prestigious Calthorpe Estate, whilst on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops with Harborne High street beyond, and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE
Leisure facilities are provided with The Edgbaston Priory club close by-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. Facilities such as Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby with the increasingly popular Edgbaston Village even closer.

APPROACH
Front garden, brick paved path to front door, tarmac driveway leads to garage door, side gates lead to rear garden with front door into:

PORCH
Window front facing, light point, tiled floor, door to:
ENTRANCE HALL
Carpeted, alarm panel, under stairs storage cupboard, two ceiling light points with four spot tracker, ceiling coving, radiator. Stairs to first floor.

THROUGH LOUNGE
Carpeted, double glazed window with front aspect and patio doors with rear access, power points, TV/SAT point, two radiators, gas fire with marble style surround, ceiling coving, two wall and one ceiling light point.

DINING ROOM
Double glazed window with rear aspect, carpeted, ceiling light point, radiator, power points, double doors to lounge.

KITCHEN
Double glazed front and rear aspect, range of wall and base mounted units, double oven, four ring 'Bosch' gas hob, extractor hood above, two ceiling light points, power points, tiled floor, doors to side entrance and dining room.

WC
Fully tiled, ceiling light point, WC and pedestal sink, obscure glazed window, ceiling flush light.

FIRST FLOOR LANDNG
Carpeted, recessed ceiling light points, telephone point, airing cupboard and doors to:

MASTER BEDROOM
Front facing double glazed window, carpeted, power points, ceiling light point, radiator, access to fitted walk through wardrobe area and door to:

ENSUITE
Shower cubicle, WC, pedestal sink, recessed ceiling light points, vanity mirror, obscure double glazed window, radiator, tiled.

BEDROOM TWO
Rear facing double glazed window, fitted wardrobe,