



SHOWER ROOM

Modern fittings, with large wet room style shower including chrome fittings, low level WC, contemporary wash hand basin within vanity unit, heated towel rail, storage cupboard housing 'Vaillant' boiler, obscure double glazed window, fully tiled.

GARDEN

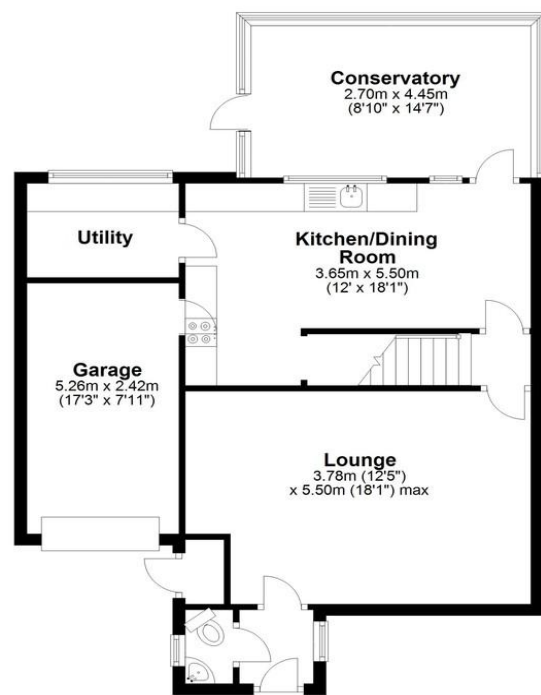
Well kept, split level with paved patio area leading to lawn at rear, fencing to boundaries.

GARAGE

Up and over door, can be used for car or storage.



Ground Floor
Approx. 71.7 sq. metres (771.3 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 115.8 sq. metres (1246.2 sq. feet)

James Laurence
Sales and Lettings

Chancellors Close

Edgbaston, B15 3UJ

Offers Over £350,000

- Two double bedrooms
- Link detached house
- Calthorpe Estate
- Garage and driveway

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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



20, Chancellors Close, Edgbaston, B15 3UJ



Property Description

A rare opportunity to purchase this two bedroom link detached chalet style home in a much sought after Edgbaston location. The property boasts a welcoming living room leading through to spacious breakfast kitchen, plus the luxury of conservatory and utility room on the ground floor. Upstairs a modern shower room compliments two double bedrooms-both with bespoke fitted wardrobes, whilst the property also benefits from double glazing and gas central heating (where specified). Externally, a garage and large front driveway offer ample car parking space, with a landscaped and maintainable garden to the rear. Internal viewing a must.

Its location within a quiet cul de sac within the Calthorpe Estate is very desirable for buyers getting on the property ladder, but also downsizers alike, on the doorstep of Chad Square amenities. Harborne High Street, Queen Elizabeth Hospital and Birmingham University all within a short commute due to excellent road/transport links nearby, not to mention the proximity to Birmingham city centre with its



array of shopping and entertainment facilities.

APPROACH

Tarmac driveway, up and over door to garage, steps up to front door.

PORCH

Ceiling light point, carpeted, double glazed window, doors to living room and WC.

WC

Corner wash hand basin and WC, ceiling light point, obscure double glazed window, heated towel rail.

LIVING ROOM

Double glazed window with front aspect, carpeted, selection of power points, TV and telephone point, two radiators, two ceiling light points activated by dimmer switch, door to inner hall/stairs.

BREAKFAST KITCHEN

Range of wall and based mounted units, roll worktop surfaces, stainless steel one and half bowl sink with draining area and mixer tap above, double glazed window into conservatory, ten recessed ceiling down lighters, ceiling coving, under stairs storage, power points, tiling to splash back areas and integrated appliances of 'Hotpoint' four ring induction hob and double oven below, 'Bosch' extractor hood above, with double opening glazed doors leading into conservatory and door to utility.

UTILITY

Plumbing for washing machine, double glazed window, power points, wall light point.

CONSERVATORY

Double glazed windows, door opening to garden, power points and pitched roof.

FIRST FLOOR LANDING

Carpeted, ceiling flush light, access to loft and doors to:

BEDROOM ONE

Front facing double glazed window, carpeted, beautiful and bespoke fitted 'Avanti' wardrobes, power points, ceiling coving, radiator, four recessed ceiling down lighters.

BEDROOM TWO

Four recessed ceiling down lighters, carpeted, rear facing double glazed window, sliding divider offering private office/storage space in eaves, radiator, power points.