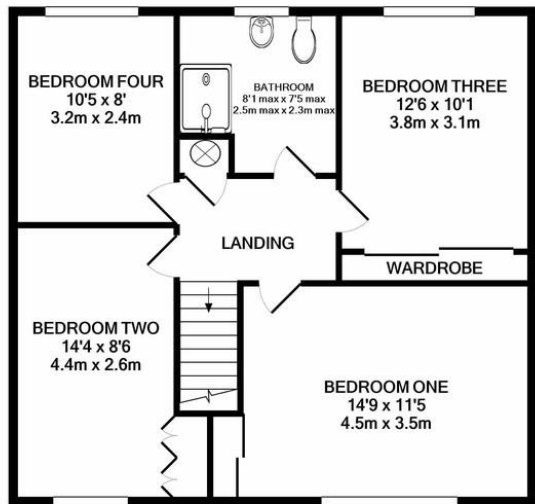


GROUND FLOOR  
APPROX. FLOOR  
AREA 928 SQ.FT.  
(86.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1613 SQ.FT. (149.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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James *Laurence* <sup>TM</sup>  
Sales and Lettings

Anstruther Road  
Edgbaston, B15 3NN

- Four bedrooms
- End of terrace house
- Garage
- Two reception rooms

Asking Price Of £450,000



5 Chad Square  
Hawthorne Road,  
Edgbaston  
Birmingham  
West Midlands

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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 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.



14, Anstruther Road, Edgbaston, B15 3NN



Buyers are advised that part of the beauty of such a property is the knowledge that further modernisation would enhance the property significantly. Offered with no upward chain.

#### AREA

Anstruther Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Norfolk Road and Augustus Road-on the very cusp of, and arterial route to, Birmingham city centre.

The property is very close to facilities of Queen Elizabeth hospital and Birmingham University, within easy reach of boutique shops and independent eateries of Harborne High Street, plus local amenities of nearby Chad Square shops, all whilst very accessible to A38 and A456 links to M6 motorway and Birmingham International Airport.

#### 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 closeby-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground a short commute-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bullring offer shopping boutiques in the city nearby

Offered with no upward chain.



## Property Description

A rare opportunity to acquire a substantial four bedroom family home totalling over 1600 square feet, in a much sought after location, within the Calthorpe Estate, Edgbaston.

The property offers the luxury of two reception rooms, the first a living room with adjacent dining area, plus a family/sitting room within the extension. These are complimented by a kitchen, utility room, WC and integral garage, completing downstairs accommodation. Upstairs includes an upgraded shower room, with four bedrooms and storage hosting the boiler.The light with large picture windows in bedrooms and indeed downstairs is a constant theme, which current vendor enjoyed the swells of natural ight provided. Further internal features include gas central heating, predominantly double glazed windows and ample storage.

Externally, the property boasts a welcoming front driveway with car port, plus the luxury of an intimate, private front garden, as well as established garden to the rear complete with decking area.

