



GROUND FLOOR  
APPROX. FLOOR  
AREA 784 SQ.FT.  
(72.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 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**  
Sales and Lettings

**Balcaskie Close**  
Edgbaston, B15 3UE

- Four bedrooms
- Bathroom and ensuite shower room
- Detached family house
- Extended and extensively renovated

**Asking Price Of £535,000**

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



40, Balcaskie Close, Edgbaston, B15 3UE



The first floor features a new configuration with wardrobes/storage in each of the bedrooms, with a contemporary bathroom and ensuite shower room off the master bedroom. New fittings such as boiler, gas central heating, new electrical wiring and double glazing are also key features enabling convenience of living. Externally, the property benefits from spacious front driveway with garage access via electric roller door, whilst to the rear is a private and intimate city style garden which has been laid to lawn.

#### AREA

Balcaskie Close is a quiet cul de sac within the Calthorpe Estate, situated just off Berrow Drive in a central Edgbaston location, leading to Harborne Road, and on the 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 and Harborne High street beyond, all whilst very accessible to A38 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 within walking distance-the home of international cricket tournaments. The Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

### Property Description

#### PROPERTY

Offering a rare opportunity in the form of this extensively renovated and extended four bedroom detached house in a prime Edgbaston cul de sac location.

This unique property has been extended proportionately to ground and first floor, now offering a stunning centre piece of kitchen/living/dining, the kitchen area of which features integrated 'Lamona' appliances of fridge/freezer, five ring gas hob, oven and microwave oven and gorgeous granite work tops. A ceiling light lantern is complimented by bi-folding doors offering immediate garden access. There is a further front facing sitting room, welcoming entrance hallway, WC and garage access on the ground floor.

