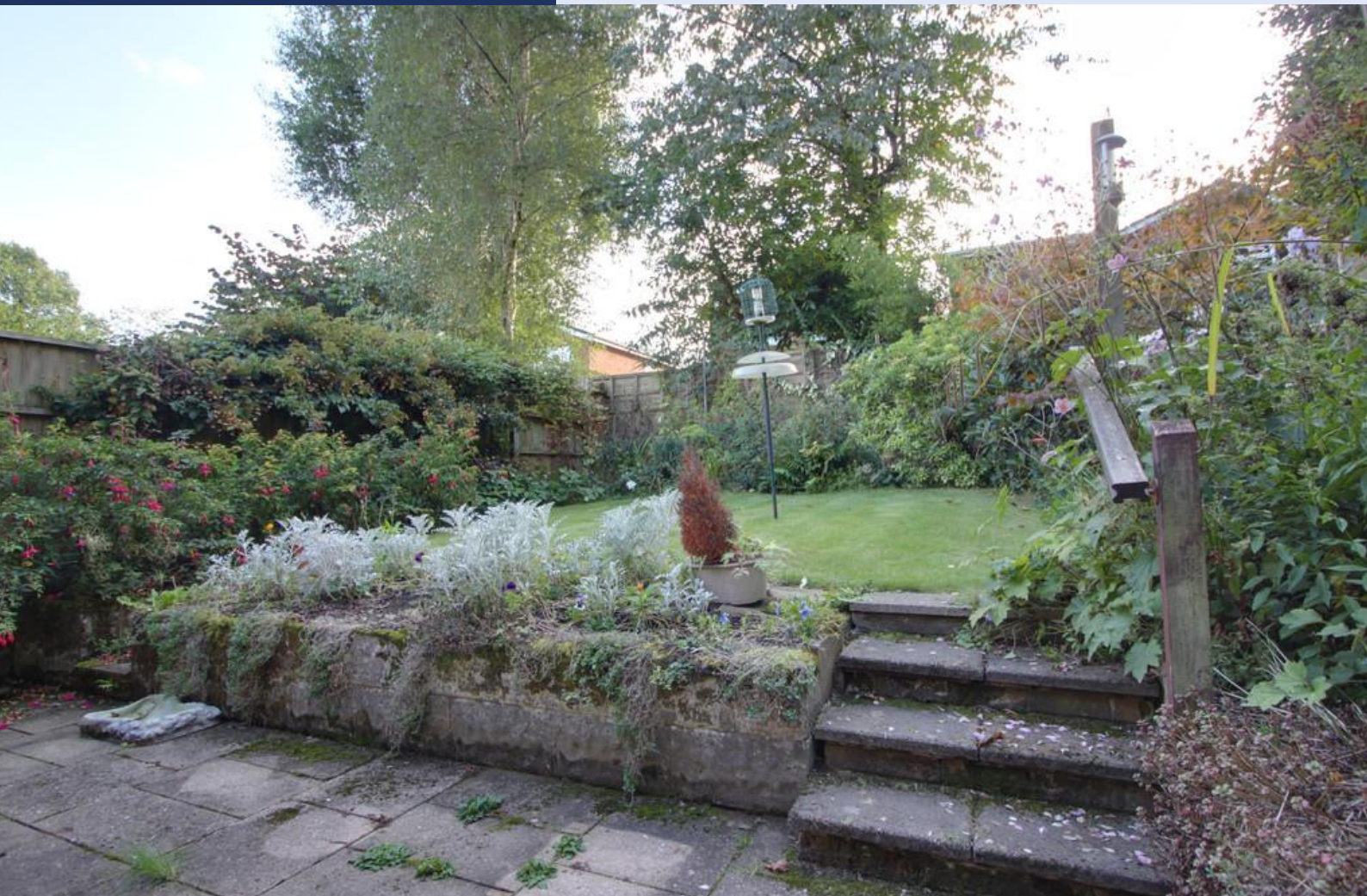




James *J* LaurenceTM
Sales and Lettings

38, CHANCELLORS CLOSE, BIRMINGHAM, B15 3UJ
OFFERS IN EXCESS OF £395,000





DESCRIPTION

A rare opportunity to acquire a substantial three bedroom family home totalling over 990 square feet, in a much sought after location, within the Calthorpe Estate, Edgbaston.

The property offers the luxury of a large reception room, plus a family/sitting area within the extension. These are complimented by a kitchen, WC and integral garage, completing downstairs accommodation. Ups tairs includes an upgraded shower room, with three bedrooms and storage. The light with large picture windows in bedrooms and indeed downstairs is a constant theme, which the new owner will enjoy the swells of natural ight provided. Further intemal features include gas central heating, predominantly double glazed windows and ample storage.

Externally, the property boasts a welcoming front driveway, plus the luxury of an intimate, private front garden, as well as established garden to the rear.

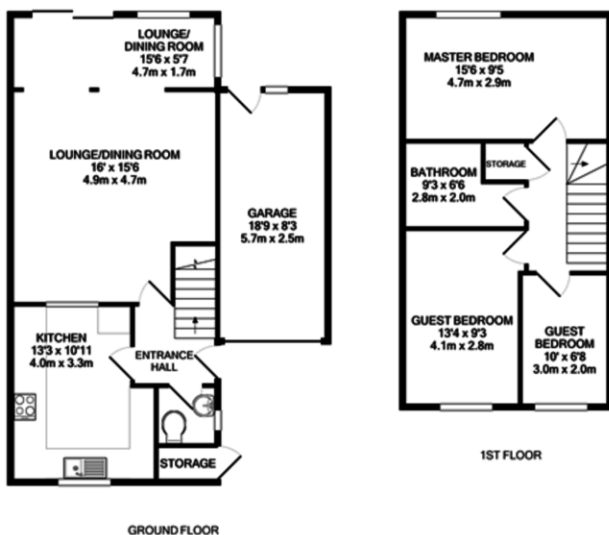
Buyers are advised that part of the beauty of such a property is the knowledge that further modernisation would enhance the property significantly.

Offered with no upward chain.

AREA

Chancellors Close 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 a arterial route to, Birmingham city centre.

The property is very close to facilities of Queen Elizabeth hospital and Birmingham University, with in 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.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 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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