



Phoenix Green

Birmingham

B15 3NR

Asking Price Of **£675,000**

Four-Bedroom Family Home

Private Location

Double Garage

Large Well Maintained Garden



Property Description

DESCRIPTION A rare opportunity to acquire a substantial four bedroom family home totalling over 1530 square feet, in a much sought after location, within the Calthorpe Estate, Edgbaston. The property enjoys a particularly lovely open outlook in a quiet cul de sac surrounded by mature communal gardens.

It's offers the luxury of a large reception room, being an L shaped living room with dining area. This is complimented by a family kitchen, WC and integral double garage, completing the downstairs accommodation. Upstairs includes an upgraded shower room, with four bedrooms and storage. The abundant natural light, with large picture windows downstairs and in the bedrooms, is a constant theme and a fantastic feature of the property. Further internal features include gas central heating, double glazed windows and excellent 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 complete with a patio area.

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

Offered with no upward chain.

PROPERTY DIMENSIONS Kitchen - 5.14m (16'10") x 2.77m (9'1") Max
 Lounge/ Dining Room - 6.65m (21'10") x 5.85m (19'2") Max
 Double Garage - 5.99m (19'8") x 4.30m (14'1") Max
 Bedroom One - 3.88m (12'9") x 3.79m (12'5")
 Bedroom Two - 3.89m (12'9") x 3.68m (12'1")
 Bedroom Three - 2.67m (8'9") x 2.82m (9'3")
 Bedroom Four - 2.63m (8'8") x 2.69m (8'10")

The vendor describes this property as 'a great place to live for adults and children. It's a quiet and beautiful spot on a lovely estate which is good for both evening walks and places to play. It allowed us to simply walk to Harborne, school and work in the University and QE Hospital. The community is lovely too.'

LOCATION Phoenix Green 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 routes 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 preps 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 dose-by-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 Bulking offer shopping boutiques in the city nearby.

Floor Layout



Total approx. floor area 1,530 sq ft (142 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. Made with Metropix ©2019.



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