



Floor Layout



Total approx. floor area 2,709 sq ft (252 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.

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence

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

James Laurence



REASSURINGLY LOCAL



Birch Hollow

Edgbaston

B15 2QE

Asking Price Of **£1,495,000**

- Detached Four-Bedroom House
- Private Cul-De-Sac
- 2709 Sq. Ft. Of Internal Space
- Large Mature West Facing Garden



Birch Hollow,
Edgbaston, Birmingham, B15 2QE
Asking Price Of £1,495,000

Property Description

DESCRIPTION A unique detached four bedroom property set in a stunning west-facing plot within the exclusive private cul-de-sac located off Somerset Road. The property offers superb potential for significant extension (subject to consents) and is perfect accommodation for someone down-sizing or for a young professional couple looking for privacy. The properties accommodation is set over to nearly 2709 Sq. Ft. including a reception hall, conservatory, living room, dining room, breakfast kitchen, utility, master bedroom with en suite & dressing room, three large bedrooms and a family bathroom. The property also benefits from a large driveway and double garage. The property is offered with no upward chain.

LOCATION Birch Hollow is an exclusive private cul-de-sac located off Somerset Road less than 3 miles from central Birmingham and within half a mile of Harborne Village.

Edgbaston is an exclusive suburb of Birmingham, rich in history and the site of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate, which is committed to preserving the quality and original character of the area and the properties within.

Ideally located for access to Birmingham City Centre, which lies 3 miles to the north, Birch Hollow is also well placed for the amenities of Harborne, less than a mile to the west, and Edgbaston Village. Also nearby are the University of Birmingham, Queen Elizabeth Hospital, and University railway station, together with a variety of recreational and healthcare facilities.

A wide range of schools for children of all ages is available in the vicinity, both in the private and state sectors. In particular, The Blue Coat School, King Edward's School and King Edward VI High School for Girls are within easy reach.

ACCOMMODATION The accommodation is laid out over a two stories and presently extends to over 2709 Sq. Ft. with ample scope to extend, subject to the appropriate consents should additional space be required. The current layout includes a glazed porch with spacious reception hall, living room with an abundances of natural light which seeps through from the conservatory, a further reception room and dining area. The property has a large entertaining kitchen with integrated appliances and a further service kitchen/ utility room. Leading through to the upstairs accommodation the property benefits from a master bedroom with en suite & dressing room, three large bedrooms and a family bathroom.



OUTSIDE Birch Hollow leads off Somerset Road, opposite the Edgbaston Hospital, and is virtually at the end of the cul de sac. There is a large front driveway with a and double garage.

The garden is extremely private and is surrounded by mature trees and shrubs, it is laid mainly to lawn with fecund flower borders and fenced surrounding.

TENURE The property is understood to be freehold. Birch Hollow is a private road and as such the repair and maintenance of the road is the joint responsibility of the residents of Birch Hollow.



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

