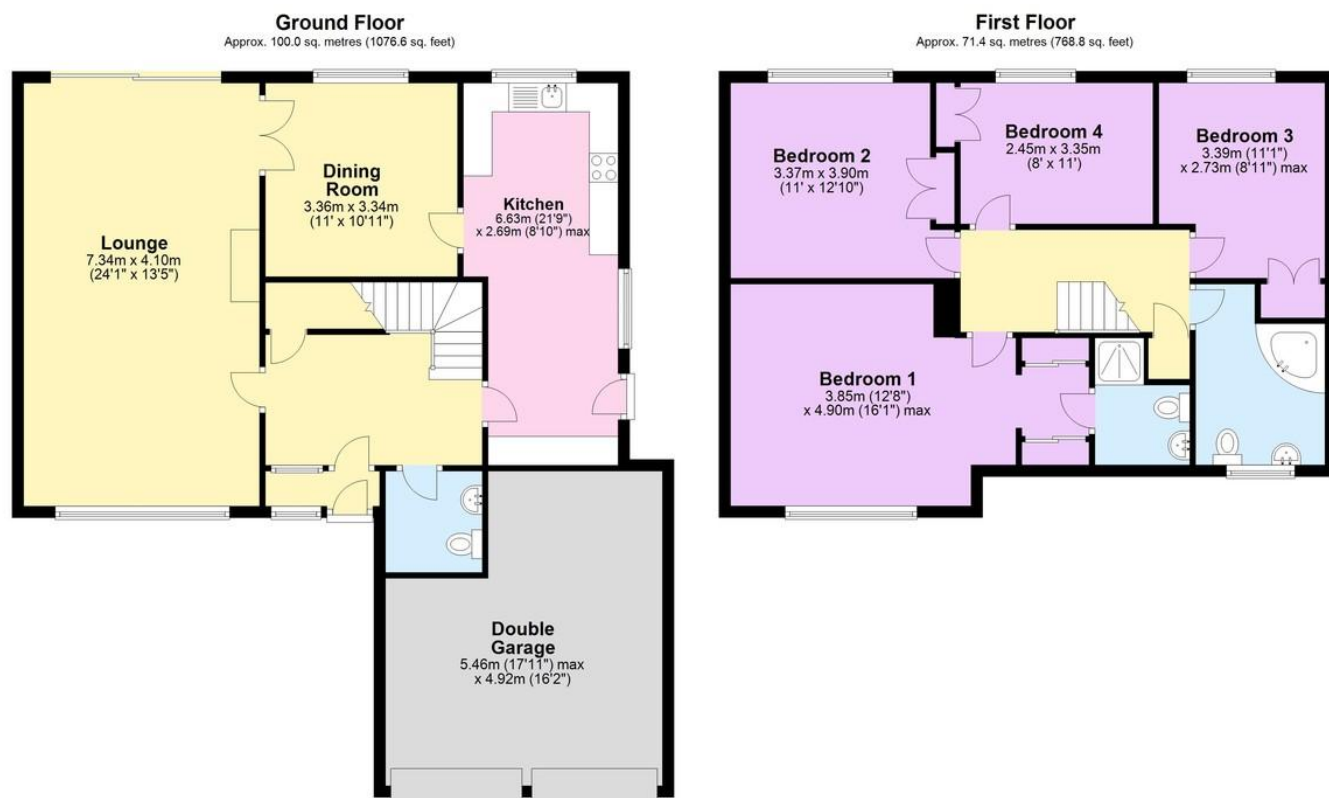




Floor Layout



Total approx. floor area 1,845 sq ft (171 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.

*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*



Malcolmson Close

Edgbaston

B15 3LS

Asking Price Of £795,000

- Spacious Family Home In The Heart of Edgbaston
- Lovely Private South West Facing Rear Garden
- 1845 Sq. Ft.
- Excellent Quiet Cul-de-Sac Location





Malcolms Close,  
Edgbaston, Birmingham, B15 3LS  
Asking Price Of £795,000



## Property Description

### DESCRIPTION

A well-presented four-bedroom detached residence tucked away in this quiet and convenient cul-de-sac in a prime Edgbaston location. Over 1845 Sq. Ft. in total, the property boasts double bedrooms, bathroom and ensuite, through living room complimented by adjacent dining room, with breakfast kitchen. Further internal features include storage rooms and downstairs WC, whilst benefitting from double glazing and gas central heating. Externally the property boasts secluded off road access, with the luxury of double garage and large driveway, and the beauty of a large, well-maintained garden to the rear. Buyers will be encouraged by this opportunity that when further modernised could significantly enhance the property.

### LOCATION

Malcolms Close is a cul de sac leading from Augustus Road, situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road and the city beyond. The walkways leading to Chad Square taking in the duck pond offer unique greenery locally, whilst the property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of Harborne High street and is 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 close-by-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.



### PORCH

### ENTRANCE HALL

LOUNGE 24' 1" x 13' 5" (7.34m x 4.09m)

DINING ROOM 11' 0" x 10' 11" (3.35m x 3.33m)

KITCHEN/BREAKFAST ROOM 21' 9" x 8' 10" (6.63m x 2.69m)

### STAIRS LEADING TO FIRST FLOOR

### LANDING

MASTER BEDROOM 12' 8" x 16' 1" (3.86m x 4.9m)

### WALK-IN-WARDROBE

### ENSUITE

SECOND BEDROOM 11' 0" x 12' 10" (3.35m x 3.91m)

THIRD BEDROOM 11' 1" x 8' 11" (3.38m x 2.72m)

FOURTH BEDROOM 8' 0" x 11' 0" (2.44m x 3.35m)

### FAMILY BATHROOM

### OUTSIDE

### DOUBLE GARAGE

REAR GARDEN Thoughtfully designed south west facing and landscaped rear garden, predominantly laid to lawn, paved patio area, raised flower beds with fencing to boundaries.



To book a viewing  
of this property:

Call:  
0121 4565454

Email:  
edgbaston@jameslaurenceuk.com

