



Floor Layout



Total approx. floor area 1,525 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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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



Bishbury Close

Edgbaston

B15 3NU

Asking Price Of £700,000

- Detached Four-Bedroom Family Home
- Private Location
- Double Integrated Garage and Ample Driveway
- South Facing Landscaped Garden



Bishbury Close, Edgbaston, Birmingham, B15 3NU

Asking Price Of £700,000

Property Description

DESCRIPTION A fantastic opportunity to acquire a substantially upgraded four bedroom family home totaling over 1525 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.

A must view to avoid disappointment.

LOCATION Bishbury 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 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 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 a short commute-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bullring offer shopping boutiques in the city nearby.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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To book a viewing of this property:

Call:
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