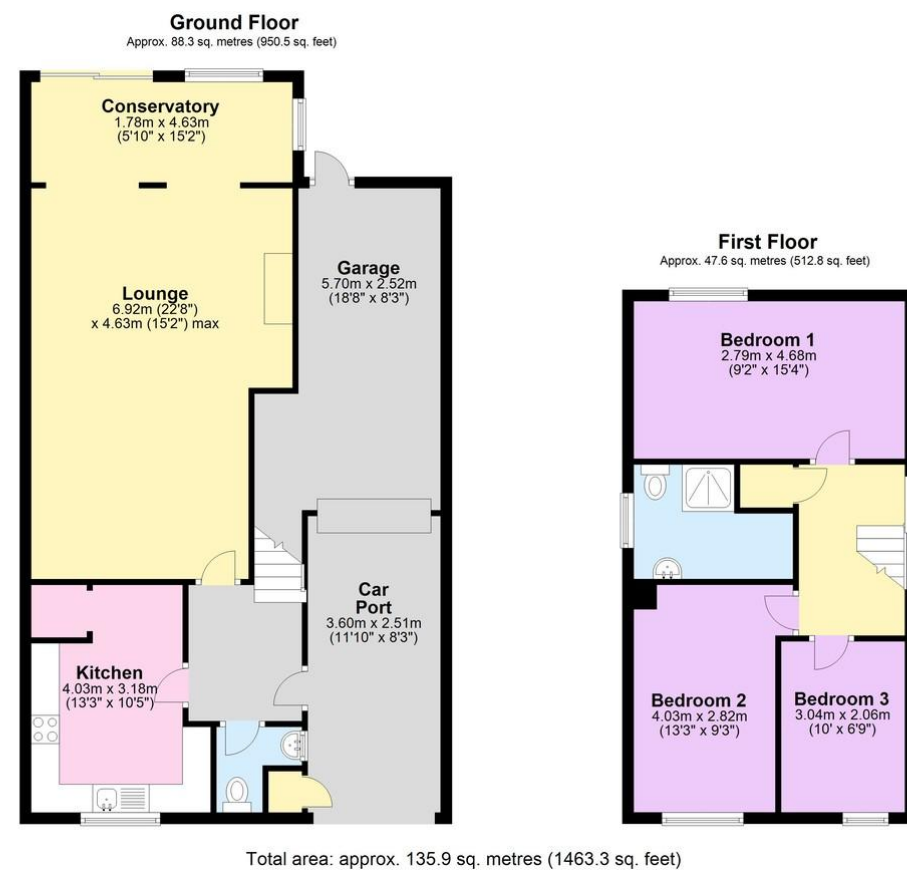




## Floor Layout



Total approx. floor area 1,463 sq ft (136 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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**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



## Chancellors Close

Edgbaston

B15 3UJ

Asking Price Of **£495,000**

- Three-Bedroom Link Detached House
- 1,463 Sq. Ft.
- Landscaped Rear Garden
- Off-Road Parking With Garage





Chancellors Close,  
Edgbaston, Birmingham, B15 3UJ  
Asking Price Of £495,000

## Property Description

*DESCRIPTION* Chancellors Close is located at the end of a cul de sac and has been completed to a high-end contemporary specification, with a modern attractive fully fitted kitchen at the front, a guest w.c. off the reception hall, a large family living & dining room and a charming outlook onto a very well-maintained garden. This has a plethora of specimen shrubs, plants and trees including raised and sunken flower beds. To complete the down stairs living this ideal family home has access to a private garage.

The first floor has two double bedrooms and also a third bedroom/ study which overlooks the drive at the front and a very smart modern fully tiled shower room.

The property is double-glazed throughout and is fully alarmed. There is off road parking on the drive in addition to the garaging.

The property is understood to be freehold, however it forms part of the Calthorpe Estate and it is therefore subject to their Scheme of Management, a copy of which is available upon request.

*LOCATION* Its location within a quiet cul de sac within the Calthorpe Estate is very desirable for buyers getting on the property ladder, but also downsizers alike, on the doorstep of Chad Square amenities, Harborne High Street, Queen Elizabeth Hospital and Birmingham University all within a short commute due to excellent road/transport links nearby, not to mention the proximity to Birmingham city centre with its array of shopping and entertainment facilities.



REASSURINGLY LOCAL



To book a viewing  
of this property:

Call:  
0121 4565454

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