



Floor Layout



Total approx. floor area 1,867 sq ft (173 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.

Cardinal Close

Edgbaston

B17 8EU

Asking Price Of £525,000

- Four-Bedroom Detached House
- 1867 Sq. Ft.
- Garage & Off Road Parking
- Freehold





Cardinal Close,
Edgbaston, Birmingham, B17 8EU
Asking Price Of £525,000



Property Description

DESCRIPTION A unique opportunity to purchase a four double bedroom detached house in Harborne and located close to the City Centre.

The property is desirably situated within the popular Cardinal Close development benefiting from enviosly high quality and contemporary interiors and set over three floors. Downstairs, the property boasts a stunning kitchen/diner/living room, separate & beautiful reception room and downstairs W.C and utility room.

Stairs lead to the first floor which has a guest bedroom with Jack & Jill ensuite/shower room. This floor also benefits from a spacious dual aspect reception room.

The second floor benefits from three further bedrooms, ensuite shower room and bathroom.

There is also a garage, driveway and car port that can accommodate three vehicles. This property is ideal for a family looking for space and luxury living in an idyllic & quiet setting so close to the City Centre.

Offered with no upward chain.

LOCATION Cardinal Close is a modern development completed in 2006, built on the expansive Cardinal Newman School site after closure in 2002. Situated perfectly within the Edgbaston area of Birmingham the property is within close proximity to the excellent shopping and dining amenities that Bearwood High Street offers, to include; several supermarkets, independent coffee shops and popular restaurants. Birmingham City Centre, University of Birmingham and Queen Elizabeth Medical Centre are all easily commutable by public transport. Schooling in the area provides education for children of all ages and include; Lordswood Boys and Girls Schools, George Dixon Academy and Edgbaston High School for Girls and St Paul's School for Girls. Moreover, recreational facilities in the area are enjoyed such as Warley Woods & Lightswood Park and House, Warley Woods Golf Club and Hadley Stadium to name a few.

JAMES LAURENCE ESTATE AGENTS 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

Council Tax Band: F

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.

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Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing
of this property:

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