



## Deerstalker Square, Edgbaston

Birmingham

B16 0PT

Asking Price Of **£395,000**

*Spacious Family Home*

*Six Double Bedrooms*

*Two Separate Shower Rooms*

*Large Rear Garden*





## Property Description

**DESCRIPTION** This immaculately presented, six bedroom family home is situated within the sought after Bellway Homes Development. The premium development is conveniently located within a short few miles of Birmingham City Centre with brilliant transport links.

Upon approach to the property, you are greeted by its attractive external appearance, externally benefitting from a useful garage and secure, allocated parking. The stunning family home is spacious, light and boasts great high quality fixtures and fittings inclusive of central heating and double glazing throughout. In addition to the great specification of this property, there is also a lovely rear garden.

Set over three floors, this home briefly comprises of: - A bright and airy spacious hallway with access to all downstairs rooms and a downstairs w/c. On the ground floor there is a lounge with a gorgeous bay window and double doors leading to the dining room. The dining room is fitted with French doors leading to the rear garden. A spacious kitchen, fitted with integrated oven and hob, as well as a useful storage cupboard housing plumbing for a washing machine.

Back into the hallway, the staircase leads to the first floor which benefits from the master bedroom and three further spacious bedrooms. The family bathroom is fitted with a modern walk-in, double width shower, w/c and wash hand basin.

To the second floor is a further two double bedrooms and a shower room with w/c and wash hand basin.

The rear garden is perfect for those looking for greenspace with low maintenance, all enclosed by wooden fencing and with side access to the front of the property.

**LOCATION** The property is conveniently located on Deerstalker Square within easy access to City Road, the Hagley Road and has great links to Birmingham City Centre, the Queen Elizabeth Hospital and ideally located for the proposed Midland Metropolitan Hospital.

Primary, secondary and prep schools are nearby such as Lordwood High school, George Dixon Academy and plethora of private schooling options

Leisure facilities are provided with Edgbaston Priory tennis club and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, There are facilities of Cannon Hill Park nearby with Edgbaston reservoir ideal for a local Sunday stroll or bike. The recently opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

**Tenure:** Freehold

## Floor Layout



Total approx. floor area 1,597 sq ft (148 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



**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