



Floor Layout

**Ground Floor**  
Approx. 54.9 sq. metres (590.6 sq. feet)

**First Floor**  
Approx. 42.2 sq. metres (453.9 sq. feet)



Total approx. floor area (1044 sqft)

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*

Balcaskie Close

Edgbaston

B15 3UE

Asking Price Of **£489,950**

- Detached House
- Three Bedrooms
- Large Garden
- Garage with Off-Road Parking







**Balcaskie Close,  
Edgbaston, Birmingham, B15 3UE**  
Asking Price Of **£489,950**



## Property Description

**DESCRIPTION** A charming three-bedroom detached family home located on a quiet private road within the prestigious Calthorpe Estate. The ground floor accommodation comprises an entrance hallway with a spacious kitchen, large living room, and WC off. The first floor features three comfortable bedrooms and a family bathroom. To the front of the property there is a driveway with space for two cars, a garage, and to the rear is a spacious and well kept garden featuring a lawn, patio area and flower beds.

**LOCATION** Balcaskie Close is an intimate cul de sac situated within the prestigious Calthorpe Estate and close to nearby Chad Square offering ease of access to Birmingham city centre via Harborne Road link making ideal for city working professionals. This can truly be described as a prime Edgbaston location in the heart of Edgbaston with a plethora of eateries, coffee shops and boutiques of The Edgbaston Village within easy reach whilst also walking distance from Harborne High street amenities, with a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond.

**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:** E

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.

**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.

**Further Material Information:**

**Part A**

**Council Tax /Domestic Rates:** E

**Asking price:** £489,950

**Tenure\*:** Freehold

**Part B**

**Property type:** Detached House

**Property construction:** Purpose Built

**Number and types of room:** Three bedrooms

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas.

**Broadband:** We recommend you complete your own investigation

**Mobile signal/coverage:** We recommend you complete your own investigation

**Parking:** Garage, Driveway

**Part C**

**Building safety:** N/a.

**Restrictions:** Part of the Calthorpe Estate.

**Rights and easements:** N/a

**Flood risk:** N/a

**Coastal erosion risk:** N/a.

**Planning permission:** Please seek confirmation from your solicitor.

**Accessibility/adaptations:** N/a.

**Coalfield or mining area:** N/a.

**Energy Performance Certificate (EPC)\*\*:** Pending



**To book a viewing  
of this property:**

**Call:**  
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