



Calshot Road

Birmingham

B42 2BT

Asking Price Of **£260,000**

Semi-Detached House

Three Bedrooms

Off-Road Parking

Large Garden



Property Description

DESCRIPTION A charming three-bedroom semi-detached house located on Calshot Road, just off Walsall Road.

The property comprises an entrance hallway with two reception rooms and a kitchen off, with stairs leading to a first floor landing with three bedrooms and a family bathroom. Modernised throughout, the property is in good condition. To the front of the property there is a driveway offering off-road parking. To the rear is a spacious garden.

LOCATION Calshot Road occupies a prime location in Perry Barr, close to Queslett Nature Reserve & Gilberts Wood, offering a variety of amenities, schools, and commuting options in close proximity.

Calshot Primary School is located at the end of the road, with Barr View Primary & Nursery Academy close by. Local Secondary Schools include Hallmark & Fortis Academies.

For commuters, regular bus services operate along Walsall Road providing good links to Birmingham City Centre. The city is also accessible via rail, with Hamstead less than a mile away.

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: B

To complete our comprehensive service, James Laurence Estate

Agents is pleased to offer the following:-

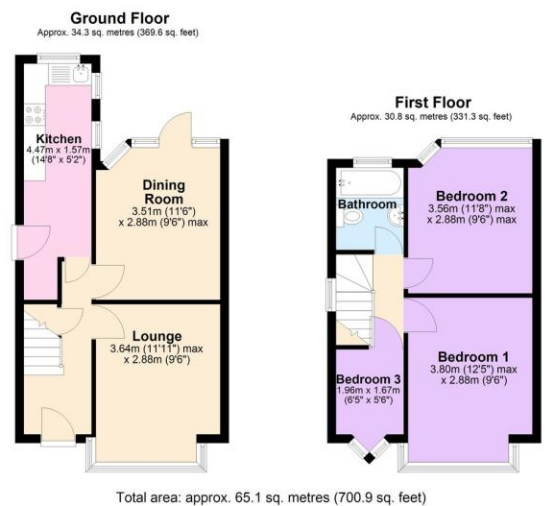
Free Valuation: Please contact the office on to make an appointment

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



Floor Layout



Total approx. floor area 700 sq ft (65 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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