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Highfield Road

Edgbaston, Birmingham, B15 3EG

Asking Price £575,000



- Heart of Edgbaston
- Excellent Condition with "Amtico" flooring throughout
- Two Reception Rooms
- Rear Garden, Garage and Driveway
- Superb Location in Secure Quiet Private Development
- Townhouse Set Over Three Floors
- Three Bedrooms
- EPC Rating - B

Tel: 0121 647 4233

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A superbly presented and modern three bedroom townhouse located in this premier location on the Calthorpe Estate close to Edgbaston Village, within several minutes walk of restaurants, gastro pubs, supermarkets and five minutes walk to the Metro Stop Terminal on Hagley Road. Set over three floors within a private gated development the property provides spacious living accommodation with the additional benefit of a garage and driveway.

The property briefly comprises entrance hall, cloakroom, two reception rooms, one located on the ground floor the second one on the first floor, kitchen diner, WC, three good sized bedrooms including master with en-suite and a family bathroom. Outside provides landscaped front and rear gardens and the property also has an integral garage.

The property is positioned in a superb location in the heart of Edgbaston with easy access to the City Centre, Jewellery Quarter, Five Ways Station (0.7 miles), New Street Station (1.7 miles) via the frequent tram service, as well as Harborne Village (1.6 miles), Queen Elizabeth Hospital (2.2 miles), Birmingham and Birmingham City Universities and the motorway networks. Birmingham Botanical Gardens are nearby and sporting activities close by include Edgbaston Priory Club and Edgbaston International Cricket Ground with a host of nearby schools including but not limited to Edgbaston High School, King Edward Foundation Schools, Priory School and St Georges.

FRONT AND APPROACH

A private driveway leads to an integral garage and patio leading to entrance door, with lawn and hedge border.

ENTRANCE HALL

A welcoming entrance hall providing access to integral garage, reception room and cloakroom with stairs to first floor, comprising tiled flooring, panel radiator and under stairs storage cupboard.

GARDEN ROOM

17'0" into door recess x 15'8" (5.18 into door recess x 4.78)

A ground floor reception room which can be used as a dining room, bedroom or second reception room, with double glazed window to rear elevation and double glazed patio doors out to rear garden comprising panel radiator, extra work surfaces, cupboard space, stainless steel sink unit and draining board and an integrated washer dryer and TV point.

CLOAKROOM

Partly tiled with double glazed window to front elevation, with tiled flooring, low level WC, pedestal wash hand basin, panel radiator, extractor fan and houses the central heating boiler.

REAR GARDEN

A south westerly facing garden with patio area, lawn, fence surround and rear gate access

FIRST FLOOR

LANDING

Providing access to lounge, WC and kitchen diner with panel radiator and stairs to second floor accommodation.

LOUNGE

18'11" x 18'6" Max (5.77 x 5.64 Max)

L shaped room with double glazed sliding door out on to Juliet Balcony overlooking the front with double glazed window to front elevation, comprising of two panel radiators, TV and telephone points.

KITCHEN DINING ROOM

15'10" x 15'4" Max (4.83 x 4.67 Max)

A fully integrated kitchen complete with additional space for window seating if desired, with large double glazed windows to the rear elevation. The kitchen comprises of wall and base units, granite work tops with stainless steel one and a half bowl sink unit and mixer tap, built in appliances include electric oven with electric hob and extractor above, fridge freezer, with ample space for large dining table and chairs, panel radiator, extractor fan and TV point.

WC

A partly tiled WC with comprising low level WC, pedestal wash hand basin, panel radiator and extractor fan.

SECOND FLOOR

LANDING.

Providing access to all bedroom accommodation and family bathroom with loft access, airing cupboard housing hot water cylinder and panel radiator.

BEDROOM ONE

16'6" x 12'10" into door recess (5.03 x 3.91 into door recess)

Double glazed French doors lead out to balcony overlooking rear gardens, with panel radiator, TV and telephone point, dressing area with fitted wardrobes and shelving and access to:

EN-SUITE

A part tiled en-suite with double glazed obscure window to rear elevation comprising low level WC, pedestal wash hand basin, shower cubicle, chrome towel rail and extractor fan.

BEDROOM TWO

11'8" x 9'2" (3.56 x 2.79)

With a double glazed window to front elevation, panel radiator, TV and telephone point.

BEDROOM THREE

12'11" into recess x 7'7" (3.94 into recess x 2.31)

With a double glazed window to front elevation and panel radiator underneath with TV and telephone point.

FAMILY BATHROOM

A part tiled bathroom comprising low level WC, pedestal wash hand basin, bath with chrome mixer taps and shower attachment, chrome towel rail and extractor fan.

INTEGRAL GARAGE

8'7" x 20'5" (2.62 x 6.22)

With up and over door and internal access with power and light.

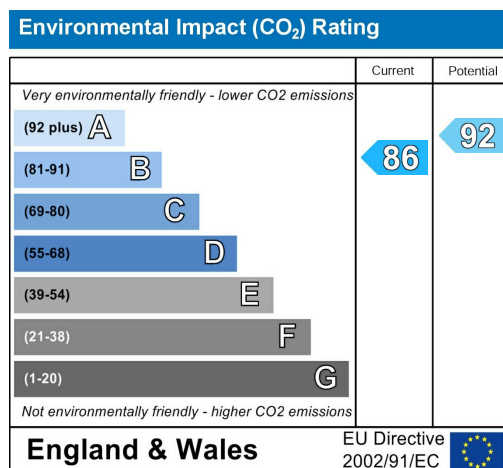
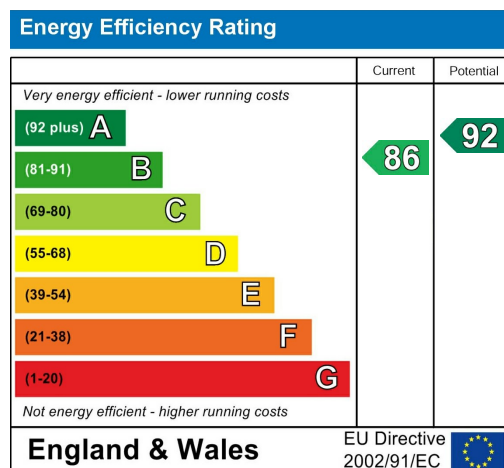
Floorplan







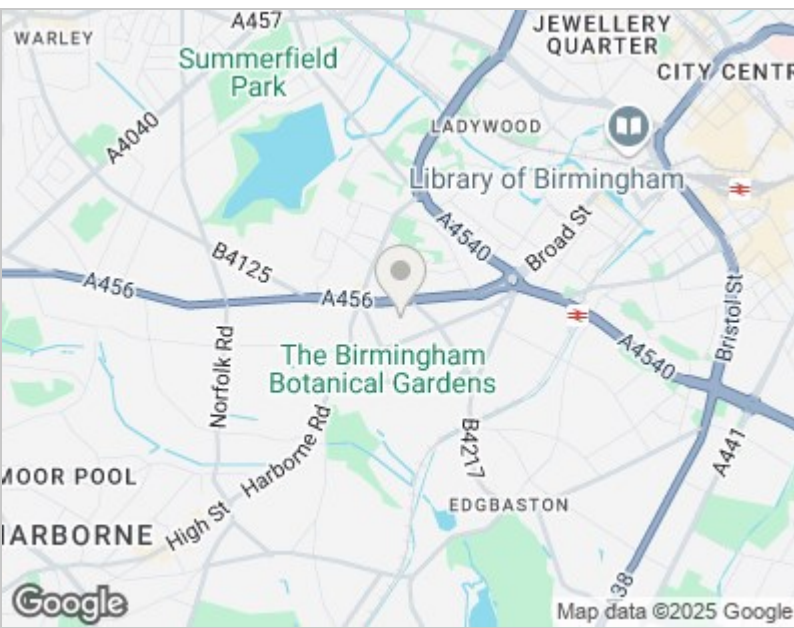
Energy Efficiency Graph



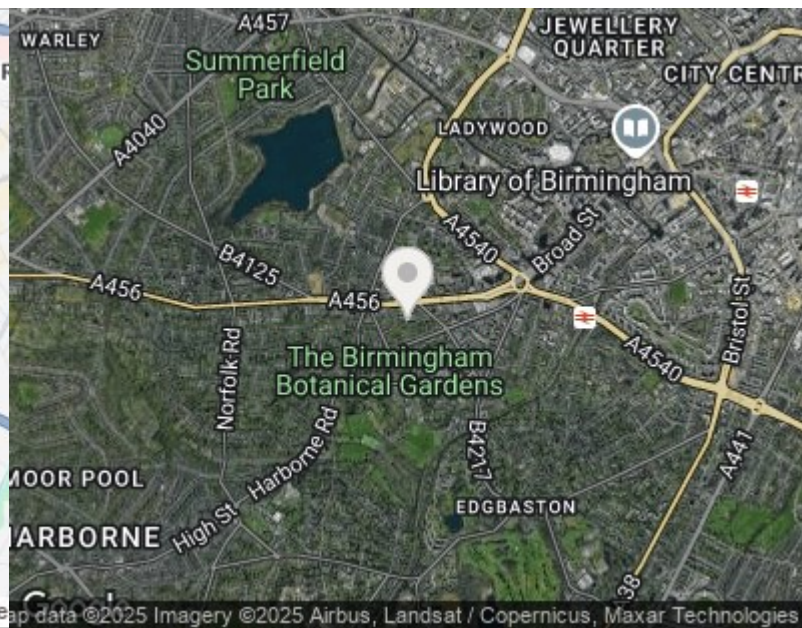
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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