



Floor Layout



Total approx. floor area 3,767 sq ft (350 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.

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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



REASSURINGLY LOCAL



Broomhurst

Edgbaston

B15 3NL

Asking Price Of £1,250,000

- Detached Family Home
- Seven Bedrooms
- Three Bathrooms and WC
- Circa 3700 sqft
- Large Garden
- Double Garage
- Spacious Driveway
- School Catchment Area
- Cul-de-sac Location
- EPC Rating: C





## Broomhurst, Edgbaston, Birmingham, B15 3NL

### Asking Price Of £1,250,000

### Property Description

**DESCRIPTION** A substantial detached 7 bedroom family home situated on a corner plot of a quiet cul-de-sac within the prestigious Calthorpe Estate. The house offers spacious and well-proportioned living space and is ideally suited for modern day family living. Set across three floors with an internal space of 3766.8 sqft (349sqm) the house offers four reception rooms (two living rooms, an office, and a children's room) a kitchen with breakfast room and utility off, with seven bedrooms two of which have ensuite, and two of which have dressing areas, making it an ideal home for a large family. Outside of the property there is a large driveway with enough space to comfortably fit four cars. In addition to this there is a double garage. A large garden wraps around the rear of the property with gated side access, a generous patio area, and a well maintained lawn with flower beds surrounding. The property is being sold with no upward chain, has an EPC Rating of C, and must be viewed to be fully appreciated.

**LOCATION** Broomhurst is a unique cul de sac within the Calthorpe Estate, situated just off Augustus Road in a central Edgbaston location, leading to Harborne Road, and on the cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

#### Schools

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

#### Leisure

Leisure facilities are provided with The Edgbaston Priory club close by, host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

**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.



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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:** H

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:** H

**Asking price:** £1,250,000

**Tenure\*:** Freehold

**Part B**

**Property type:** Detached House

**Property construction:** Purpose Built

**Number and types of room:** Seven 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:** Double 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)\*\*:** C



## To book a viewing of this property:

**Call:**  
0121 4565454

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