



Norfolk Road, Edgbaston, Birmingham, B15 3PZ

- A Spacious Detached Four Bedroom Property
- Driveway and Double Garage
- Excellent Links To QE Medical Complex and Birmingham University
- EPC C

- A Premier Location in Edgbaston
- Secluded Rear Garden
- No Upwards Chain

Offers In The Region Of £695,000



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A magnificent and extremely spacious four bedroom detached residence situated within this premier location within the prestigious Calthorpe Estate of Edgbaston. Set back well away from the road, the property provides just under 2000sqft of internal living accommodation, with the additional benefit of a double garage and a secluded rear garden. Ideally positioned for convenient access to both Birmingham City Centre and Harborne Village with No Upward Chain.

The property requires some decorative modernisation in areas but has been maintained superbly throughout its current ownership, with visible improvements noticeable such as double glazing throughout and a modern central heating boiler and hot water cylinder.



The internal accommodation briefly comprises double glazed entrance porch that leads into a welcoming entrance hall, with a convenient downstairs WC. The ground floor offers a generous through lounge, separate dining room and a full length fitted kitchen with ample storage and worktop space. The kitchen also benefits from a separate utility area with an additional sink, providing a practical layout for everyday family living.

To the first floor are four well-proportioned double bedrooms, all featuring some form of built-in storage or fitted wardrobes, with the master bedroom benefitting from extensive fitted wardrobes, and an en-suite shower room. A partly tiled family bathroom completes the upstairs accommodation.



Externally, the property boasts beautifully manicured front and rear gardens, including a welcoming frontage and driveway that lead to a large double garage, alongside a beautifully secluded rear garden, surrounded by established greenery.



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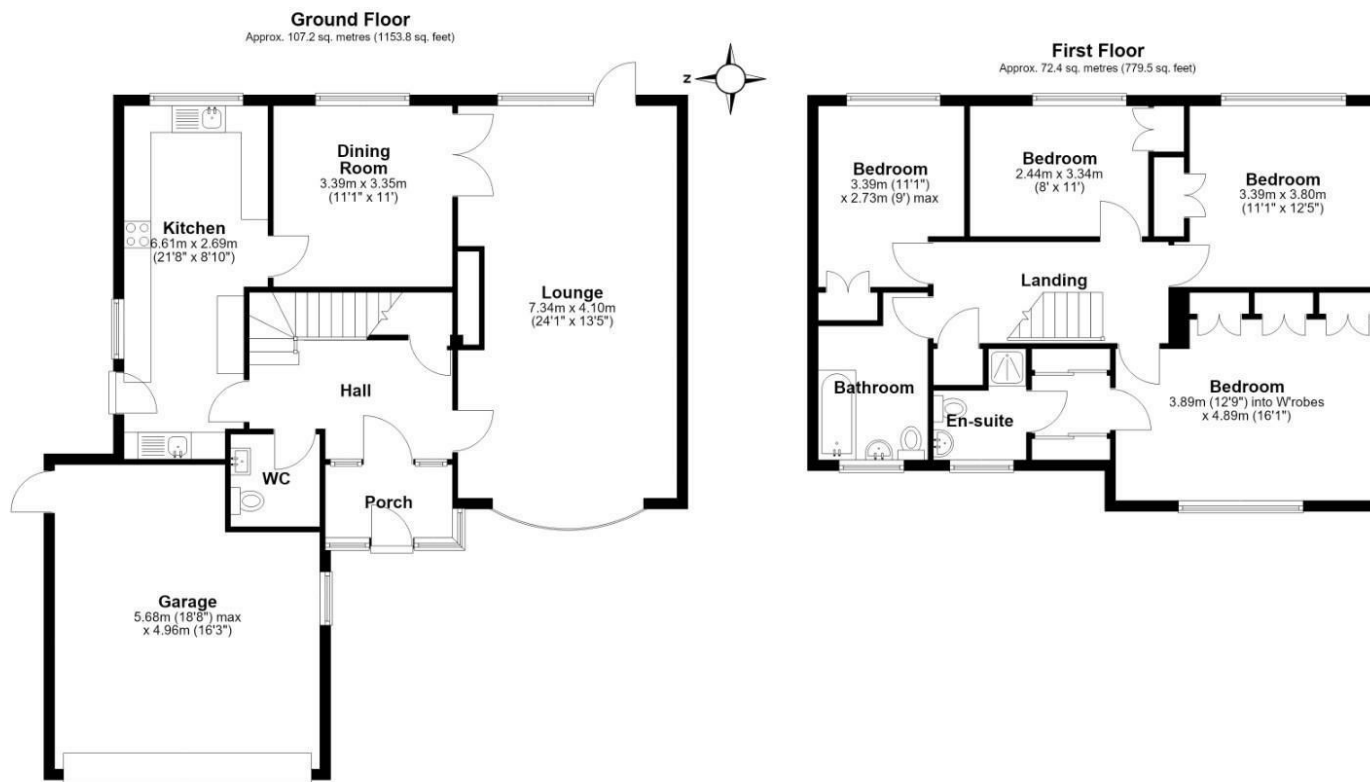


The property is superbly positioned on one of Birmingham's most renowned roads, within the prestigious Calthorpe Estate in Edgbaston. Conveniently positioned for access into both Harborne and Edgbaston village respectively which provide a vast

array of boutique stores and high street amenities, including high end supermarkets, award winning independent restaurants and eateries, with excellent links to both Queen Elizabeth Medical Complex and Birmingham University. Local

motorway networks are easily accessible. The property is notably positioned close-by to a number of excellent primary, secondary and prep schools 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, The Blue Coat and St George's Schools.



Total area: approx. 179.6 sq. metres (1933.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

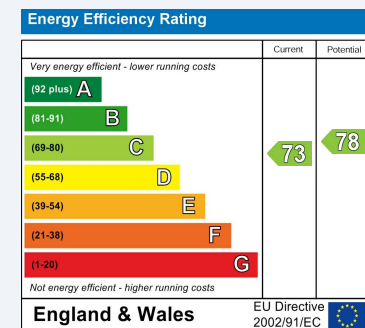
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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