



Niall Close, Edgbaston, Birmingham, B15 3LU

- An Immaculate and Extended Link-Detached Home
- Quiet Cul-De-Sac Location within this Prestigious Edgbaston Estate
- Open Plan Kitchen Living Space at the Rear of the Property
- Excellent Access into Harborne, Edgbaston and Birmingham City Centre
- Four Good-Sized Bedrooms
- Driveway and Garage
- Beautifully Manicured Rear Garden
- EPC Rating - D

Offers In The Region Of £650,000

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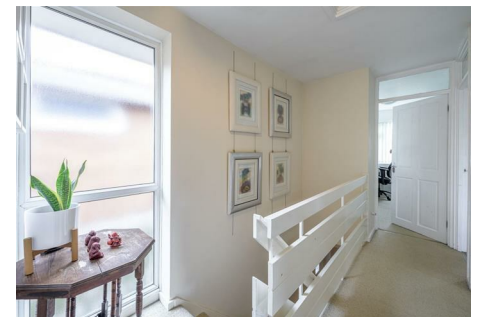
A superbly presented and extended link-detached family home situated in this highly desirable private cul-de-sac location in Edgbaston. This deceptively spacious four bedroom property includes open-plan living at the rear of the property with the added benefit of off-street parking and a garage. Providing convenient access to Harborne and Birmingham City Centre.



The property is fully double glazed and provides gas central heating. Approached via a generous driveway and manicured front fore garden, the property entrance leads into a welcoming hallway with access to a downstairs cloakroom facility and a separate pantry space under the staircase to the first floor. The hallway leads into a large, bright and airy front reception room with feature fireplace, and further along the hallway is access to the superb open plan kitchen-living space across the full width of the property, which has been thoughtfully extended and overlooks the well maintained rear garden. This area provides ample space for both living and dining room furniture, and the kitchen area comprises wall and base level units with complimentary work surfaces and tiled splash-back areas, a space for 'Rangemaster' oven with gas hob and extractor hood, integrated dishwasher and washing machine and space for fridge freezer. The kitchen also gives internal access through to the garage.



To the first floor, a light and airy landing area provides loft access and leads into four good-sized bedrooms, all superbly proportioned with private outlooks. These rooms are complimented by a spacious family bathroom comprising WC, wall mounted sink unit, bath and separate walk-in shower cubicle. Outside at the rear is a secluded and beautifully manicured garden with patio and lawn areas, with flowerbed and mature borders with a mature tree central to everything. The garage includes power and light with electric roller-style access door.



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The property is situated within the prestigious Calthorpe estate in the heart of Edgbaston, central to an array of key locations providing easy commutable access and fantastic transport links to Birmingham City Centre, QE Medical

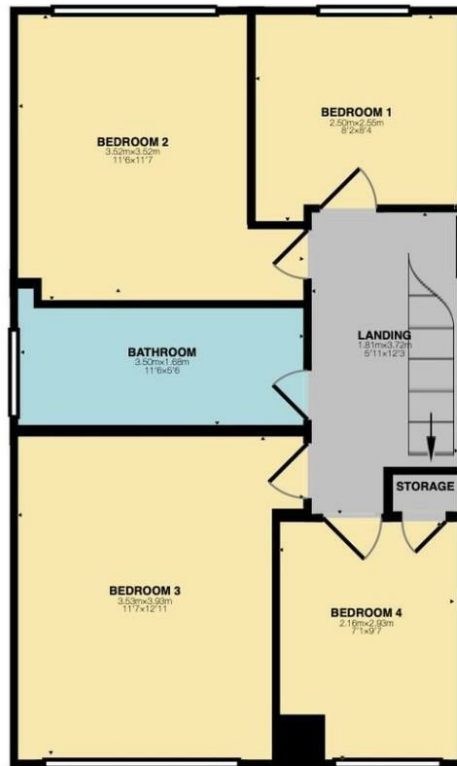
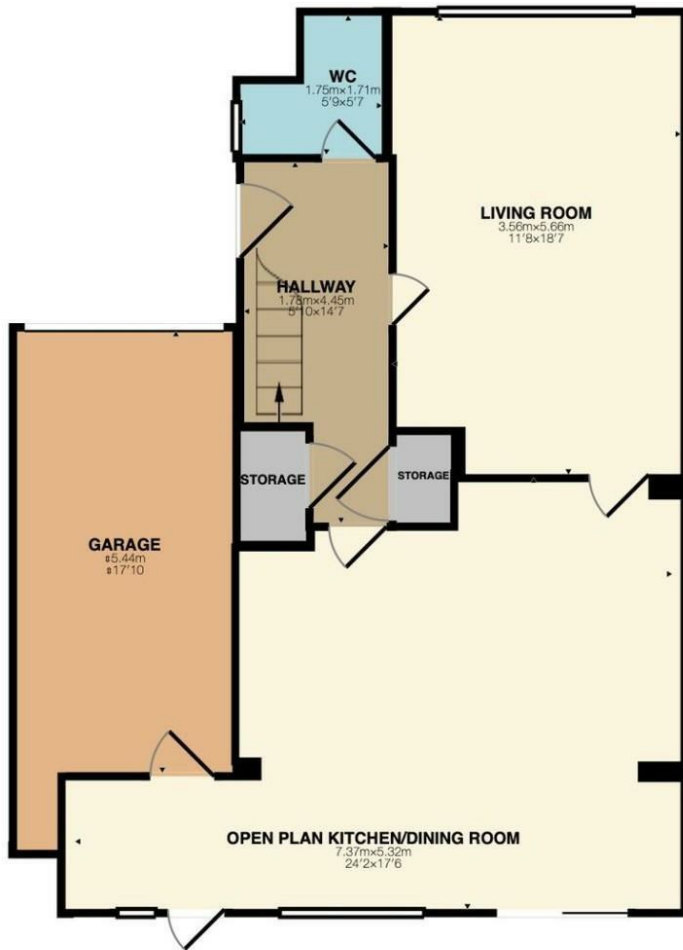
Complex, Birmingham University and Harborne Village. If you are looking for leisure facilities then the Edgbaston Priory club provides nearby prestigious sporting events and the famous Edgbaston cricket ground is not far away. If you are looking

for local shopping centres then the short commute to Birmingham City Centre provides access to the well known Grand Central, Mailbox and Bull Ring Developments.

[Calthorpe Estate Charges](#)

The property is understood to be freehold, however as it forms part of the Calthorpe Estate it is subject to the Estate's Scheme of Management of £244 per Quarter. The agent has not checked the legal documents to verify the Freehold status of

the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

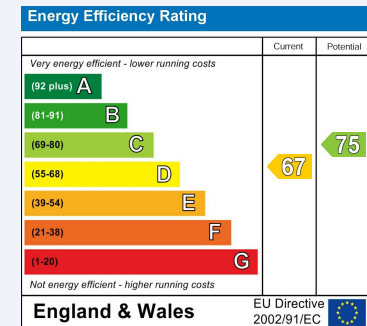
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

