

ENGLANDS



18 Chancellors Close

Edgbaston, Birmingham, B15 3UJ

£385,000





PROPERTY DESCRIPTION

Set in the sought-after Calthorpe Estates location of Edgbaston and situated at the end of a cul-de-sac, this property occupies an enviable position. The peaceful surroundings offer a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of city life. Inside, the home boasts a living room, with its large windows allowing for plenty of natural light, a kitchen/diner that is designed with ample counter space, and two spacious bedrooms with built in storage. Outside, the delightful rear garden presents an excellent opportunity for outdoor dining and leisure, surrounded by lush greenery that enhances the sense of seclusion.

Chancellors Close is conveniently located leading off Oak Hill Drive, in turn leading off Hawthorne Road and Harborne Road. It is close to local shops in Chad Square, also regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street.

A viewing is highly recommended in order to appreciate the accommodation and location.





The property is set back from the road behind a good sized driveway and lawned fore garden. Porch canopy with entrance door leading into:

PORCH

Having tiled flooring, radiator and ceiling light point. Door leading into:

LIVING ROOM

5.51m max x 3.69m max (18'0" max x 12'1" max) Having two radiators, two ceiling light points and UPVC double glazed window. Door leading to kitchen and further door leading to inner lobby.

KITCHEN/DINER

5.49m max x 3.59m max (18'0" max x 11'9" max) Having tiled flooring, a range of matching wall and base units with worktop over, integrated fridge and freezer, Zanussi electric oven and gas hob with extractor fan over. Integrated Indesit washing machine, integrated Hotpoint dishwasher, single bowl sink drainer with mixer tap over, UPVC double glazed window overlooking garden, recessed ceiling light points, radiator and useful understairs storage cupboard. UPVC double glazed double doors leading to garden.

INNER LOBBY

Having radiator and stairs leading to first floor accommodation.

ON THE FIRST FLOOR

LANDING

Having ceiling spotlight and loft hatch.

BEDROOM ONE FRONT

3.28m max x 3.71m max (10'9" max x 12'2" max) Having ceiling light point, radiator, UPVC double glazed window and built in storage cupboard.

BEDROOM TWO REAR

3.26m max x 2.69m max (10'8" max x 8'9" max) Having ceiling light point, radiator, UPVC double glazed window and built in storage cupboard.

BATHROOM

Having tiled flooring, fully tiled walk-in shower with wall mounted showerheads, low flush WC, pedestal hand wash basin with mixer tap over and tiled splashback, UPVC double glazed obscured window. Panelled bathtub with partial complementary tiling to walls with mixer tap over, towel rail, ceiling light point and extractor fan.

GARAGE

Having up and over door, ceiling light point, Vaillant boiler and double glazed door leading to garden.

OUTSIDE

Rear garden with patio area, lawn, fences to three sides and a range of trees and shrubs. Side gate to front elevation.

ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: Freehold

The property falls within Calthorpe Estates and we have been advised there is a charge under the Scheme of Management of £66.97 per annum (01/01/2024 - 31/12/2024) and a service charge of £819.02 per annum (26/03/2024 - 26/03/2025).



ENGLANDS

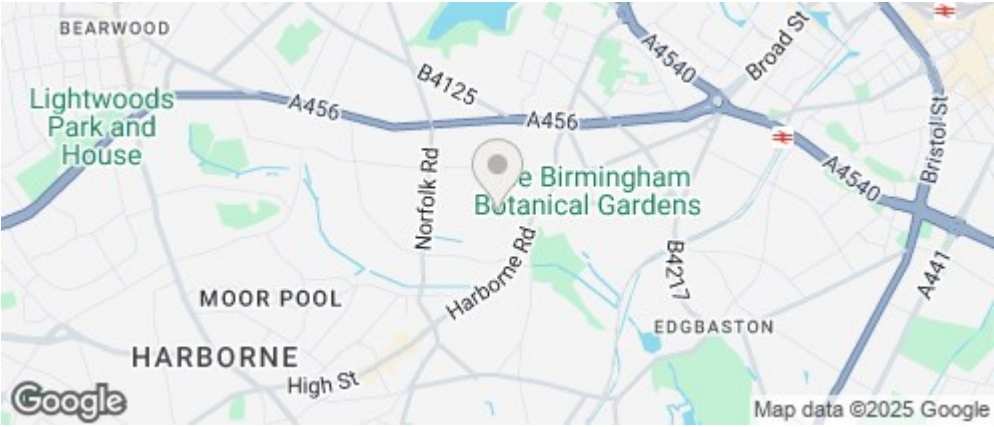




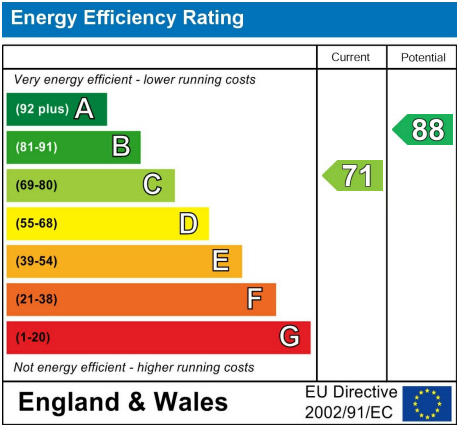
ENGLANDS



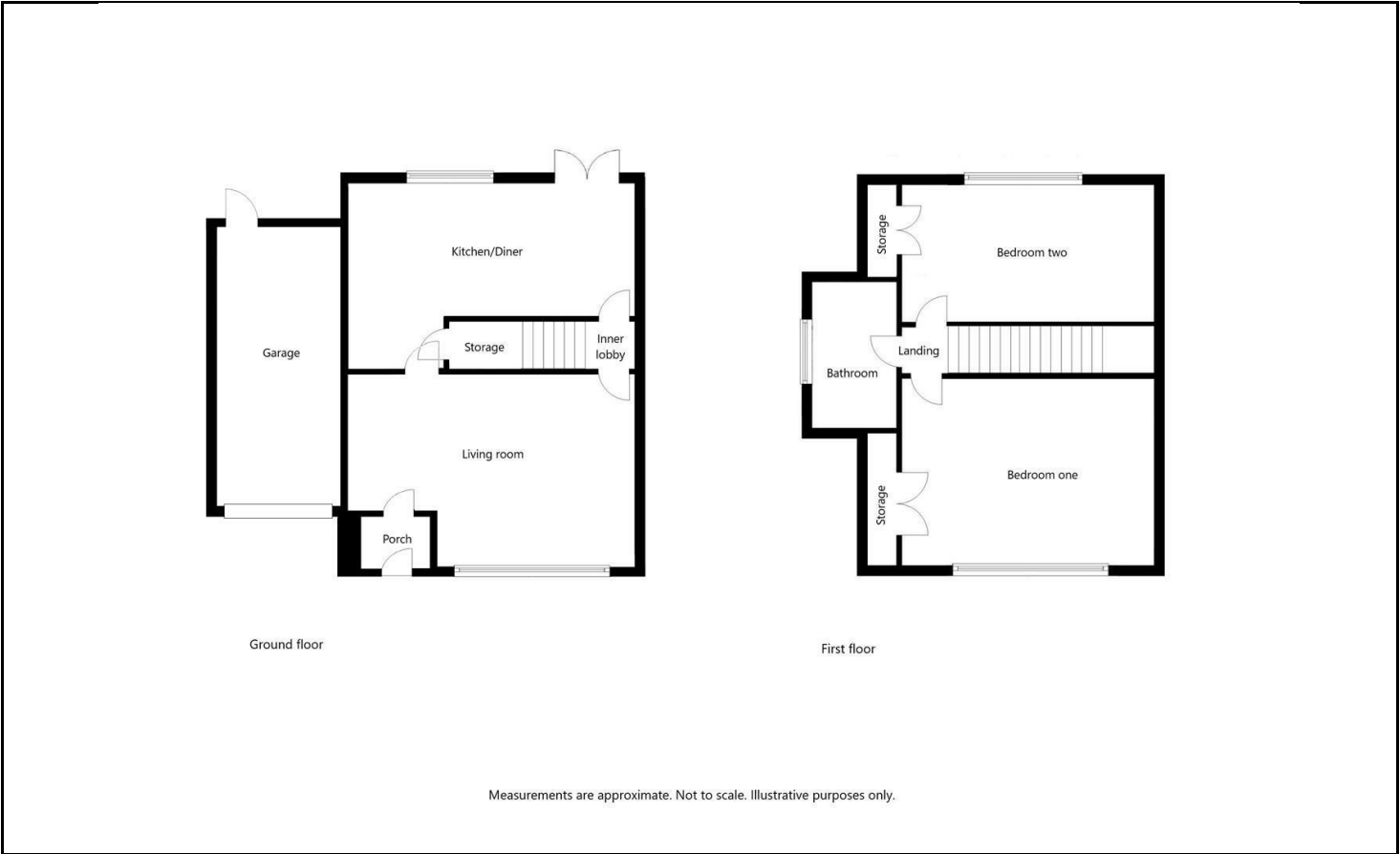
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.