

# ENGLANDS



2 Christchurch Close

Edgbaston, Birmingham, B15 3NE

£650,000





## PROPERTY DESCRIPTION

Substantially extended, this link detached property occupies a pleasant corner position in leafy Edgbaston. The property has the benefit of a sitting room, family room/ dining room, kitchen, secondary kitchen and utility, ground floor shower room, four double bedrooms, one with ensuite, family bathroom, study/office, rear garden with children's playhouse and garden building and an extra piece of land to the side of the property.

Christchurch Close is a delightful, yet very conveniently situated tree-lined cul-de-sac location just off Augustus Road between Norfolk Road and Chad Road. It is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street, Edgbaston Village, good local schools and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.





# ENGLANDS



## 2 Christchurch Close

The property is set back from the road by a front lawn, driveway and gates leading to further land to the side. Flower borders, double garage and UPVC double glazed entrance door with obscured glass leads into:

### PORCH

Having tiled floor, double glazed side windows, recessed ceiling spotlights and useful storage cupboard with hanging space. Double doors with glazed panels lead into:

### SITTING ROOM

5.47 max x 4.16 max (17'11" max x 13'7" max)  
Having ceiling light point, coving to ceiling, timber fireplace with tiled surround and hearth, wood-burning stove, UPVC double glazed window to the front elevation, radiator and four wall lights. Part glazed double doors lead into:

### OPEN PLAN KITCHEN/FAMILY ROOM/DINING ROOM

#### KITCHEN

3.79 max x 2.77 max (12'5" max x 9'1" max)  
Having a range of matching wall and base units, laminate work surfaces, tiled flooring, recessed ceiling spotlights, integrated double electric oven, gas hob and one and a half bowl composite sink drainer with mixer tap over.

#### FAMILY AREA

3.3 max x 2.68 max (10'9" max x 8'9" max)  
Having ceiling light point and radiator.

#### DINING ROOM

5.35 max x 2.47 max (17'6" max x 8'1" max)  
Having recessed ceiling spotlights, radiator, and full height UPVC windows and doors to two sides leading out to the rear garden.

#### SECONDARY KITCHEN/UTILITY ROOM

3.52 max x 2.76 max (11'6" max x 9'0" max)  
Having radiator, recessed ceiling spotlights, a range of matching wall and base units, laminate work surfaces, tiled floor, inset ceramic Belfast sink with mixer tap over, appliance space and plumbing for washing machine. UPVC double glazed door leads out to the rear garden and further door leads through to the garage.

#### GROUND FLOOR SHOWER ROOM

Having shower cubicle with wall-mounted electric shower, tiled floor, low flush WC, wall-mounted wash hand basin with mixer tap over, two wall-mounted mirrored cabinets, extractor fan, radiator and recessed ceiling spotlights

#### STAIRS LEAD FROM THE SITTING ROOM TO FIRST FLOOR A

#### LANDING

Having radiator, wall light and loft access hatch. Useful storage cupboard with fitted shelving.

#### BEDROOM ONE - FRONT

3.53 max x 3.34 max (11'6" max x 10'11" max)  
Having double glazed UPVC window to the front, radiator, recessed ceiling spotlights, and door through to:

#### EN SUITE SHOWER ROOM

Having good size walk-in shower cubicle, with wall-mounted shower over, recessed ceiling spotlights, extractor fan, wash hand basin with mixer tap over and built into vanity storage, radiator, wall-mounted storage cupboard, tiled floor, low flush WC, double glazed window with obscured glass and full complementary tiling to walls.

#### BEDROOM TWO - FRONT

3.84 max x 3.43 max into doorway (12'7" max x 11'3" max into doorway)  
Having ceiling light point, radiator, a range of fitted wardrobes including overhead cupboards and bedside cabinets and UPVC double glazed window.

#### BEDROOM THREE - REAR

3.50 max x 3.27 max (11'5" max x 10'8" max)  
Having fitted wardrobes with mirrored sliding doors, UPVC double glazed window overlooking the rear garden, radiator and recessed ceiling spotlights.

#### BEDROOM FOUR - REAR

3.52 max x 3.45 max (11'6" max x 11'3" max)  
Having UPVC double glazed window overlooking the garden, recessed ceiling spotlights and radiator.

#### STUDY/OFFICE

2.58 max x 2.36 max (8'5" max x 7'8" max)  
Having UPVC double glazed window to the front, a range of fitted furniture including desk, shelving and storage cupboards, recessed ceiling spotlights and wood-style flooring

#### BATHROOM

Having "P" shaped bath with wall-mounted Mira shower, low flush WC, wall-mounted wash basin with mixer tap over and being set into vanity storage, recessed ceiling spotlights, double glazed UPVC window with obscured glass, complementary tiling to walls, vertical radiator, tiled flooring and wall-mounted storage cupboard.

#### OUTSIDE

##### DOUBLE GARAGE

Wall-mounted Worcester gas combi boiler.

##### REAR GARDEN

Low-maintenance rear garden comprising: decked seating area, decorative gravel, two further paved seating areas, impressive garden building having stable doors and double glazed windows, ideal for home office or garden room, further secure storage at rear and side, children's Playhouse and fence panels to two sides. Gate to additional land which has been purchased from Calthorpe estates on a 99 year lease and comprises: lawn, gates to front and side and fence panels to three sides. Potential to use as additional garden area or parking for 3 additional vehicles.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: E

Part of the Calthorpe Estates Scheme of Management and therefore subject to an annual payment of £60 (TBC)



# ENGLANDS



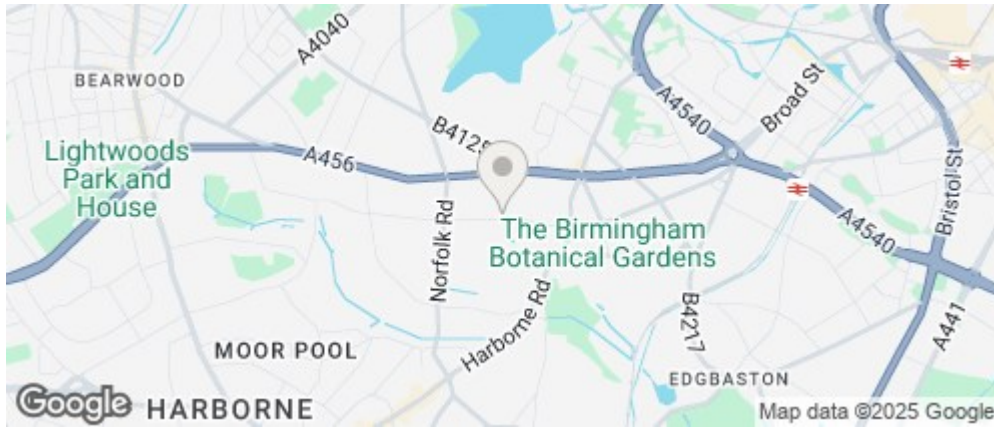


# ENGLANDS

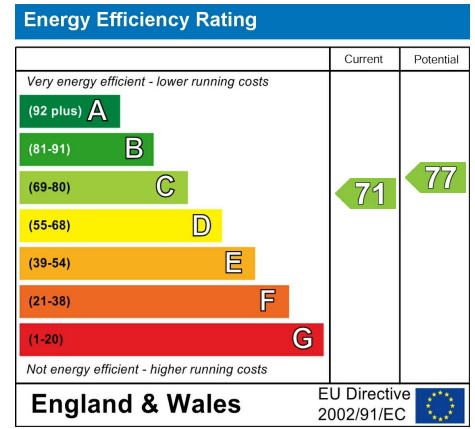




## ROAD MAP



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.