

**8 CARISBROOKE ROAD, EDGBASTON,
B17 8NW**



**A SPACIOUS SIX BEDROOMED EXTENDED TRADITIONAL DETACHED
FAMILY RESIDENCE, SITUATED IN THIS QUIET CUL DE SAC JUST OFF THE
HAGLEY ROAD.
EPC BAND RATING E**

OFFERS IN THE REGION OF £625,000



Location

CARISBROOKE ROAD is ideally situated just off the Hagley Road which is a main artery into Birmingham City Centre and has easy access to all surrounding areas together with excellent transport and motorway facilities. There are schools for children of all ages and the Queen Elizabeth Medical Complex and Birmingham University are close at hand.

Description

8 CARISBROOKE ROAD is an extended traditional detached family residence, situated in this quiet cul de sac. Benefitting from newly fitted double glazing, gas central heating, the accommodation comprises, three reception rooms, kitchen and cloaks/shower room. At first and second floor level are five bedrooms and family bathroom.

There is a self contained one bedroom flat. To the rear a large gardens.

On the ground floor

Fully Enclosed Porch

Double glazed front door.

Reception Hall

Having laid wooden floor, central heating radiator, feature timber beams, staircase rising off, large walk-in storage cupboard, wall light point, inner front door, double glazed window to front.



Utility

Having plumbing for washing machine, under stairs storage, space for tumble dryer and double glazed window to side.



Shower Room/Cloaks

Having enclosed shower cubicle, low level WC, wash hand basin, central heating radiator, knotted pine panelled ceiling, dual aspect double glazed windows.



Front Reception/Dining Room

18'5" x 16'11" (5.61m x 5.16m) Exposed tongue and groove floor boarding, central heating radiator, cornice, ceiling light point, power points, double glazed bay window and single window to front.

Rear Reception/Living Room

18'5" x 13'0" (5.61m x 3.96m) Central heating radiator, feature fireplace with gas fireplace with gas fire, dado rail, cornice and sliding patio style doors through to:



Extended Rear Sitting Room

26'8" x 13'0" (8.13m x 3.96m) Having feature fireplace with gas fire inset, central heating radiator, laid laminate floor, power points, ceiling light point with decorative rose, cornice, double glazed windows to side and patio doors to rear.



Kitchen

19'0" x 10'1" (5.79m x 3.07m) Having stainless steel sink unit with side drainer and base units beneath, further base and wall units, space for 'American' fridge/freezer, gas cooker point, plumbing for dishwasher, tiled floor, ceiling light points, central heating radiator, double glazed window to rear.



On the first floor

A tread staircase leads to the first floor landing with access to the flat, central heating radiator and to:

Bedroom One

17'11" x 14'6" (5.46m x 4.42m) Laid laminate floor, built in wardrobes, power points, ceiling light point, central heating radiator, double glazed leaded light bay window to front.



Bedroom Two

16'0" x 14'5" (4.88m x 4.39m) Having central heating radiator, power points, ceiling light point, built in louvred door wardrobes and double glazed patio through to:





Bedroom Three

12'4" x 12'1" (3.76m x 3.68m) Having central heating radiator, power points, ceiling light point, leaded light double glazed window to front.



Sun Room

11'11" x 6'11" (3.63m x 2.11m) Double glazed windows.

Bedroom Four

11'10" x 9'0" (3.61m x 2.74m) Having central heating radiator, power points, ceiling light point, built in wardrobes, double glazed window to rear.



Part Tiled Bathroom

Comprising corner bath with hand held shower, wash hand basin, airing cupboard, knotted pine panelled ceiling, space saver heated chromed towel rail, opaque double glazed window to rear.



Separate WC



Comprising low level WC.

On the second floor

Bedroom Five

15'8" x 15'0" (4.78m x 4.57m) With double glazed windows. Useful large walk-in storage cupboards .

Outside

Self Contained Flat

Comprising

Living Room

10'2 x 9'8" (3.10m x 2.95m) Having central heating radiator, power points, ceiling light point, staircase to the first floor, door to kitchen.

Kitchen

14'7" x 10'9" (4.45m x 3.28m) Having a range of units, central heating radiator, and window.

Downstairs WC

With low level suite.

On the first floor

Double Bedroom

19'5" x 9'1" (5.92m x 2.77m) Central heating radiator, power points, ceiling light point, double glazed window.

Bathroom

Comprising panelled bath with electric shower, low level WC, wash hand basin and window.

Outside

The property is set back beyond a front driveway and fore garden.

Rear Garden

Patio, lawn, raised borders, mature trees and fully enclosed.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

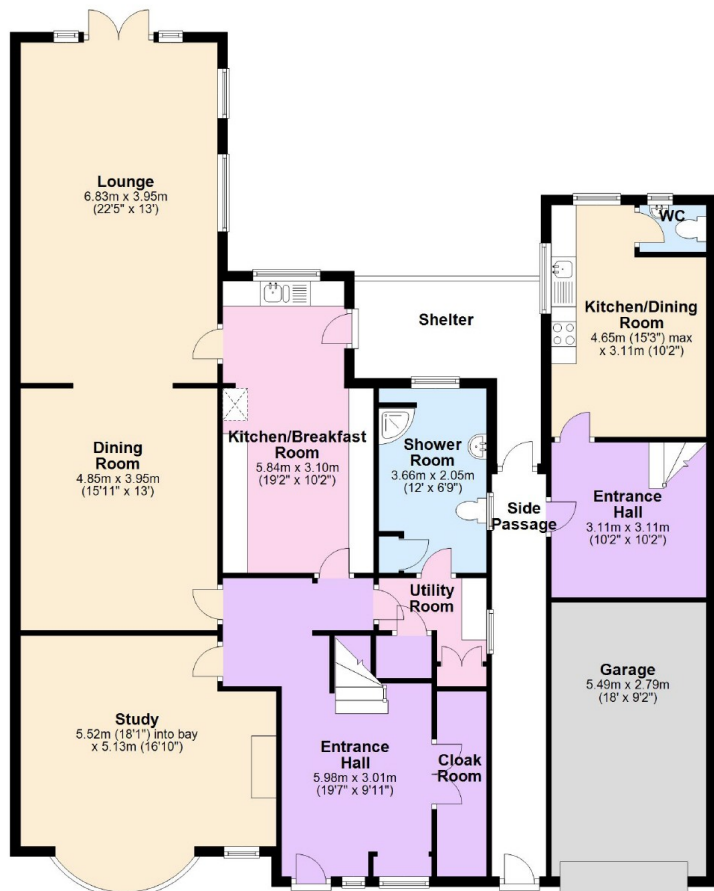
VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.





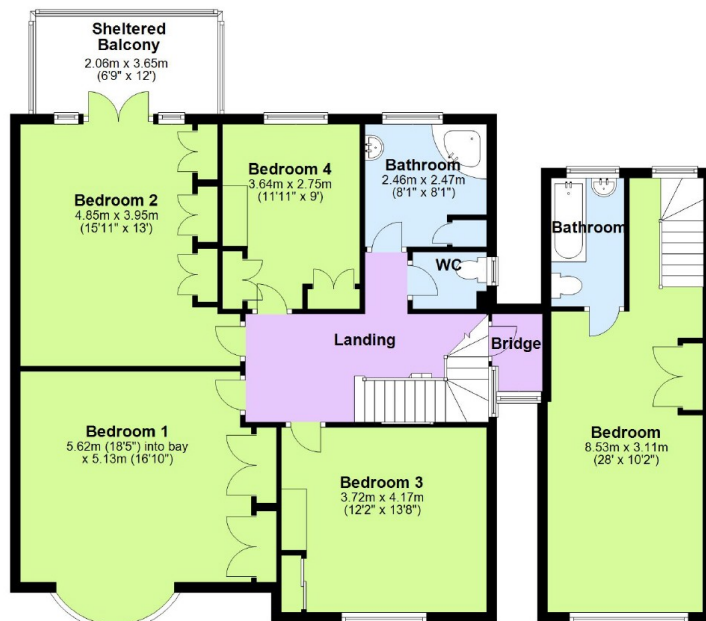
Ground Floor

Approx. 182.3 sq. metres (1961.9 sq. feet)



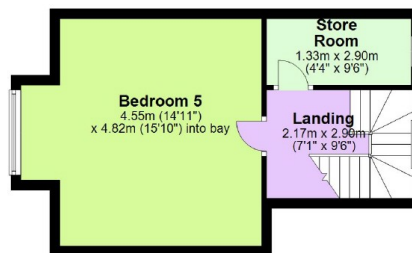
First Floor

Approx. 117.4 sq. metres (1263.8 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Total area: approx. 330.3 sq. metres (3555.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	72
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		41	63
		EU Directive 2002/91/EC	

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. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent 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".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the 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 a final inspection of the property prior to exchange of contracts".