

Double glazed front facing window, carpeted, ceiling light point, radiator, power points.

### BEDROOM THREE

Front facing double glazed window, carpeted, ceiling light point, radiator, power point.

### SHOWER ROOM

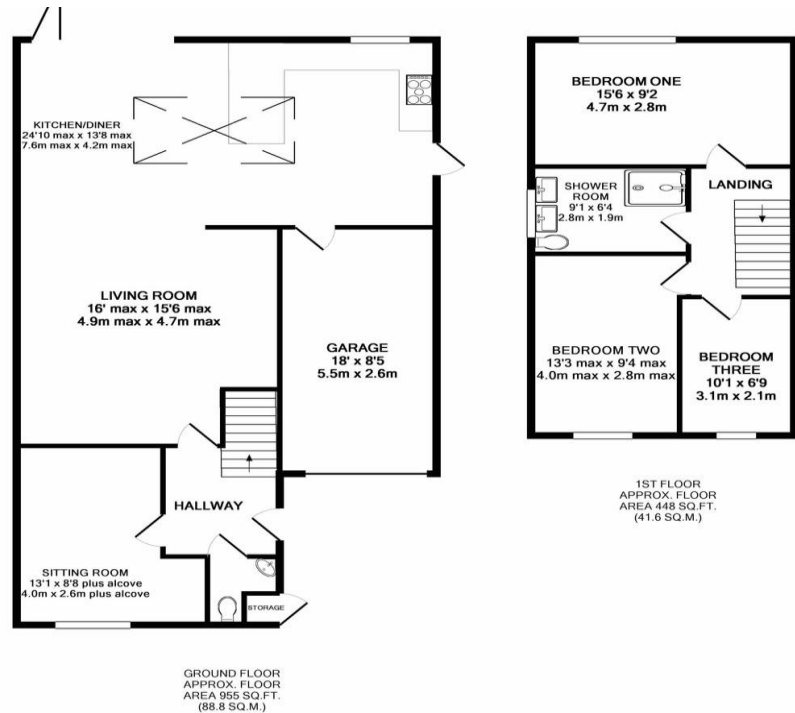
Recently installed shower room, with large walk in wet room style shower with adjustable shower fittings, back light vanity mirror, two wash hand basins and WC with concealed cistern, fully tiled, obscure double glazed window with side aspect, wall mounted heated towel rail.

### GARAGE

Hosting 'Gloworm' boiler, fuse board, power points, ceiling strip light, plumbing for washing machine, up and over door.

### GARDEN

Staggered rear garden with paved patio area which wraps around side also, steps down to lawn area, fencing to boundaries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**James Laurence**  
Sales and Lettings

**Balcaskie Close**  
Edgbaston, B15 3UE

- Three bedrooms
- Link detached house
- Superbly extended to rear
- Open plan kitchen dining area

**Offers Over £515,000**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



19, Balcaskie Close, Edgbaston, B15 3UE



## Property Description

### PROPERTY

A stylish and recently renovated three bedroom family home in a corner plot of a quiet cul de sac location. Accommodation has been particularly enhanced by the stunning extension which provides fantastic family living with open plan kitchen and diner complete with bi-folding doors to garden and high specification fittings and beautiful ceiling light lantern, whilst opening to a spacious living room. The ground floor is completed by a front facing flexible sitting room-which is often used by current vendors a further guest bedroom, a downstairs WC internal access to the garage. Upstairs boasts contemporary shower room, to compliment well presented and proportioned bedrooms, whilst further benefits include garage, gas central heating and double glazing (where specified). Externally the property includes a maintainable and private rear garden that buyers will be intrigued to see wraps around the side of property as the plot lends itself well to side extension (subject to necessary approvals). Balcaskie Close is an intimate cul de sac situated within the prestigious Calthorpe Estate and close to nearby Chad



Square offering ease of access to Birmingham city centre via Harborne Road link making ideal for city working professionals. This can truly be described as a prime Edgbaston location in the heart of Edgbaston with a plethora of eateries, coffee shops and boutiques of The Edgbaston Village within easy reach whilst also walking distance from Harborne High street amenities, with a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond.

### APPROACH

Front driveway, garden laid to lawn, doors to garage and entrance.

### ENTRANCE HALL

Wooden flooring, radiator, ceiling flush light, carpeted stairs to first floor and doors to sitting room, W.C and living area.

### SITTING ROOM

Front facing double glazed window, wooden flooring, radiator, power points.

### WC

Fully tiled, corner hand basin within vanity unit, low level WC, obscure double glazed window with side aspect, ceiling light point, wall mounted heated towel rail.

### LIVING AREA

Wooden flooring, two ceiling light points, feature electric fire, TV and power points, radiator, opening to extension.

### KITCHEN/DINER

Stunning open plan design, ceiling light lantern, bi-folding double glazed doors opening to garden, with further window and side door, range of wall and base mounted units, integral appliances of 'AEG' five ring gas hob with contemporary extractor hood above, 'AEG' double oven and dishwasher, with Quartz worktops and central breakfast bar, inset one and half bowl sink with mixer tap above, power points. Further features include a selection of recessed downlighters, wooden flooring and three radiators, ceiling light point and door to garage.

### FIRST FLOOR LANDING

Newly carpeted, ceiling light point, loft access, doors to:

### BEDROOM ONE

Rear facing double glazed window, carpeted, radiator, power points, ceiling light point.

### BEDROOM TWO