



UTILITY ROOM

Plumbing for washing machine, 'Worcester' boiler, door opening to rear garden and glazed window, sink with draining area and mixer tap above, ceiling strip light.

SHOWER ROOM

Part tiled, corner shower cubicle with adjustable shower head, low level WC and wash hand basin within vanity unit, ceiling flush light.

FIRST FLOOR LANDING

Carpeted, loft access, ceiling coving and flush light, radiator, airing cupboard, doors to:

MASTER BEDROOM

Front facing double glazed window, fitted wardrobes, carpeted, two ceiling light points, radiator, power points, door to:

ENSUITE BATHROOM

'P' shaped bath with glass splash screen and adjustable shower hose, matching WC and hand basin within vanity unit, partly tiled, heated towel rail, four recessed down lighters, obscure double glazed window with front aspect.

BEDROOM TWO

Rear facing double glazed window, carpeted, radiator, power points, ceiling coving and light points, two wall mounted light points.

BEDROOM THREE

Rear facing double glazed window, fitted wardrobes, carpeted, radiator.

BEDROOM FOUR

Double glazed window with rear aspect, carpeted, fitted wardrobe, radiator, ceiling coving and light point.

BEDROOM FIVE

Front facing double glazed window, carpeted, radiator, ceiling light point and coving, power points, storage cupboard.

BATHROOM

Obscure double glazed front facing double glazed window, low level WC, wash hand basin within vanity unit, 'P' shaped bath, carpeted, partly tiled, four recessed ceiling down lighters, heated towel rail.

GARAGES

One currently used as sewing room/storage, carpeted, radiator, fuse board, power points. Door interconnecting to second garage, with up/over door and ceiling light and loft access.

REAR GARDEN

Predominantly laid to lawn, paved patio area spanning the house, side gate access, some flower beds to borders and fencing to boundaries. Excellent size garden.



Astonbury
Edgbaston, B15 3QB

- Five bedroom detached house
- Three reception rooms
- Large corner plot
- Driveway and two garages

Asking Price Of £1,095,000



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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

12, Astonbury, Edgbaston, B15 3QB



Property Description

PROPERTY

A superb Five bedroom detached family home in one of the most exclusive cul de sac's within Edgbaston. Its fabulous large corner plot location is a rarity in itself, with large driveway approach complimented by the luxury of two garages and car/caravan port, and generous accommodation throughout. The property consists of welcoming entrance hallway, spacious kitchen with adjacent family room, living room, sitting/dining room, utility, access to two garages and shower room completing downstairs. The first floor boasts double bedrooms, the master with en-suite shower room and family bathroom. With double glazing and gas central heating (where specified) this property offers a large family the potential for a forever home

AREA

Astonbury is an intimate cul de sac just off Norfolk Road in a central Edgbaston location, within the prestigious Calthorpe Estate, whilst on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of



local amenities of nearby Chad Square shops with Harborne High street beyond, and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with The Edgbaston Priory club close by-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. Facilities such as Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby with the increasingly popular Edgbaston Village even closer.

APPROACH

Brick paved front driveway, garden laid to lawn, side gate access to rear garden, door to car/caravan port and up/over door access to two garages and front door.

ENTRANCE HALL

Two obscure double glazed front facing windows, tiled floor, tall radiator, power points, one ceiling and wall light point, doors to:

LIVING ROOM

Front facing double glazed window, marble fireplace and hearth with feature gas fire, carpeted, radiator, telephone and power points, decorative ceiling coving and two ceiling roses, with light points, double doors into sitting/dining room.

KITCHEN

Range of wall and base mounted units, roll worktops with breakfast bar area, one and half bowl sink with mixer tap above, fitted appliances of five ring gas hob and floating extractor hood above and oven, plus dishwasher, tiled floor and to splash back areas, double glazed window and panelled door to rear garden, power points, six ceiling spots and further light point and under unit lighting.

Access to storage and pantry.

SITTING/DINING ROOM

Open archway to divide the areas, carpeted, double glazed windows with side aspect, further glazed window looking into garden, two ceiling light points with ceiling rose and coving, two radiators, power points. Sliding patio doors lead to garden.

FAMILY ROOM

Carpeted, ceiling flush light and recessed ceiling down lighters and two wall points, ceiling coving, two radiators, power points, rear access double glazed sliding patio doors and door to utility.