



James *J* LaurenceTM
Sales and Lettings

27 GILCHRIST DRIVE, EDGBASTON, B15 3NG
OFFERS OVER £399,950





PROPERTY

A superb three bedroom extended terraced home ideally situated in an idyllic corner plot within this intimate cul de sac location within the Calthorpe Estate. The property has been sympathetically extended offering a unique proposition for this style of Bryant built house, as a spacious living room leads through to a separate dining room as well as sun room. An extended fitted kitchen is complimented by downstairs shower room and all important store occupying the property length. Upstairs benefits from double le bedrooms all with inbuilt storage with modern bathroom and ample storage cupboards - one of which houses the combination boiler. Further features include double glazing and gas central heating (where specified).

Externally, privacy is provided with front garden approach set back from the road, with the luxury of rear garden leading to a double garage complete with electric opening up and over doors.

AREA

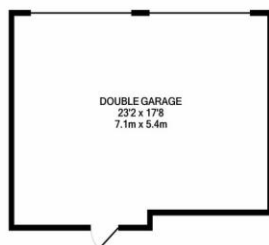
Gilchirst Drive is a cul de sac off Augustus Road, situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road-on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

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 closeby-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

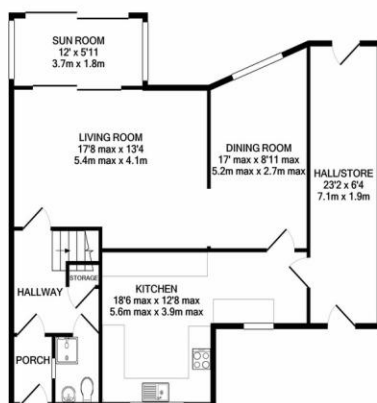


1ST FLOOR
APPROX. FLOOR
AREA 452 SQ. FT.
(41.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1721 SQ. FT. (159.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details 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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GROUND FLOOR
APPROX. FLOOR
AREA 1269 SQ. FT.
(117.9 SQ. M.)