

light, low level WC, fully tiled, heated towel rail.

DOUBLE GARAGE

Up and over electric controlled door, side aspect double glazed window, door to rear, ceiling strip lights, power points, plumbing for washing machine.

LANDING

Large landing with potential for multifunctional use, ceiling sky light, two wall and one light point, power points, radiator. Doors to:

MASTER BEDROOM

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

ENSUITE

Shower cubicle with chrome fixed shower head and hand held hose, low level WC, pedestal sink, fully tiled, five recessed ceiling downlighters, obscure double glazed window with side aspect, heated towel rail.

BEDROOM TWO

Front facing double glazed window, fitted wardrobe and further storage, power points, ceiling light point, radiator.

BEDROOM THREE

Fitted mirror fronted wardrobe, double glazed window with rear aspect, radiator, power points, ceiling light point.

BEDROOM FOUR

Double glazed window with rear aspect, radiator, power points, ceiling light point.

BEDROOM FIVE

Double glazed window with rear aspect, radiator, power points, ceiling light point.

BATHROOM

Corner shower cubicle, matching suite of bath, low level WC and wash hand basin, tiled.

REAR GARDEN

Predominantly laid to lawn, flower beds to borders, paved patio/BBQ area, fencing to boundaries.



James Laurence
Sales and Lettings

Anstruther Road

Edgbaston, West Midlands, B15 3NW

- Five double bedrooms
- Extended Detached house
- Bathroom and ensuite
- Double garage

Asking Price Of £825,000

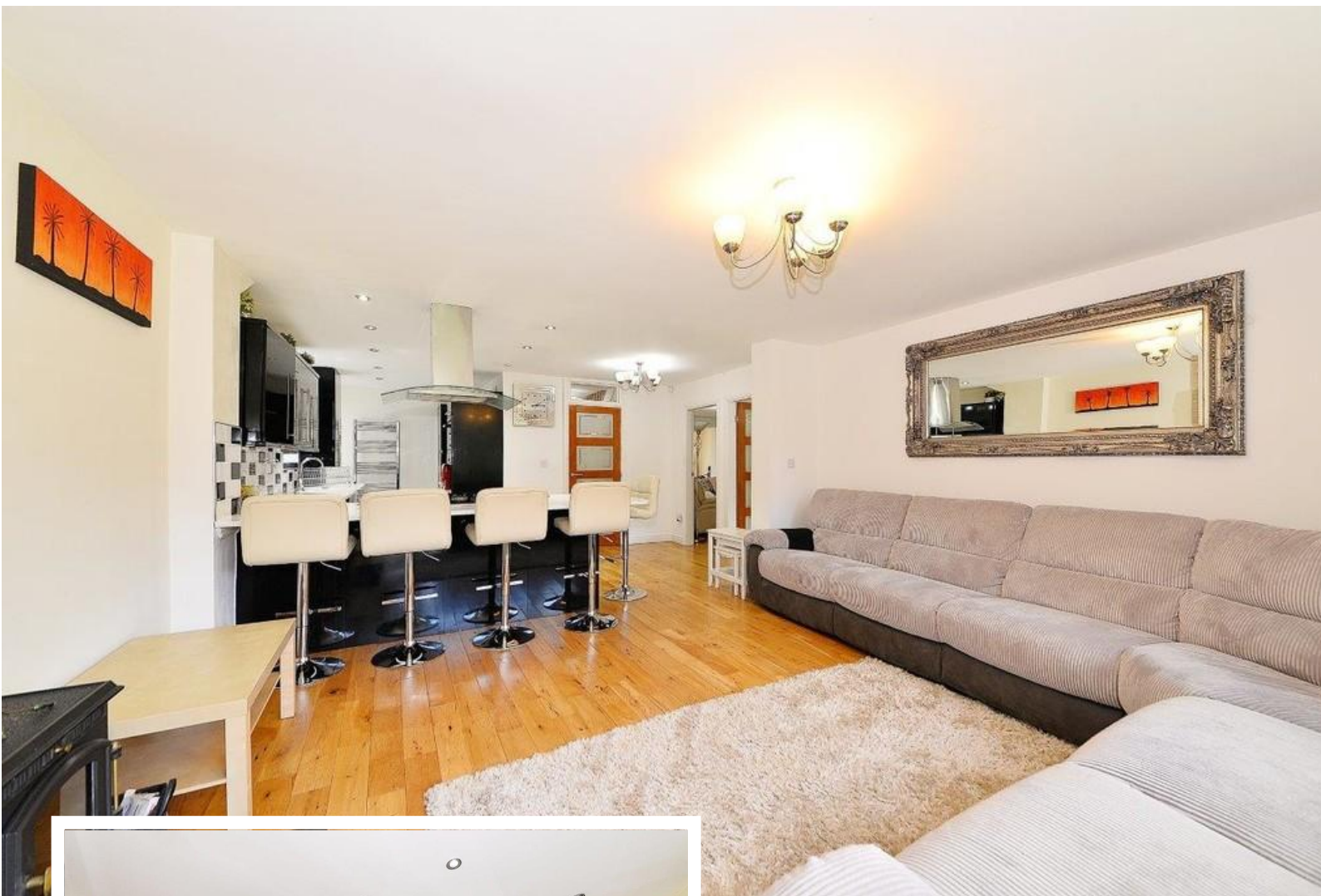


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

40, Anstruther Road, Edgbaston, West Midlands, B15 3NW



Property Description

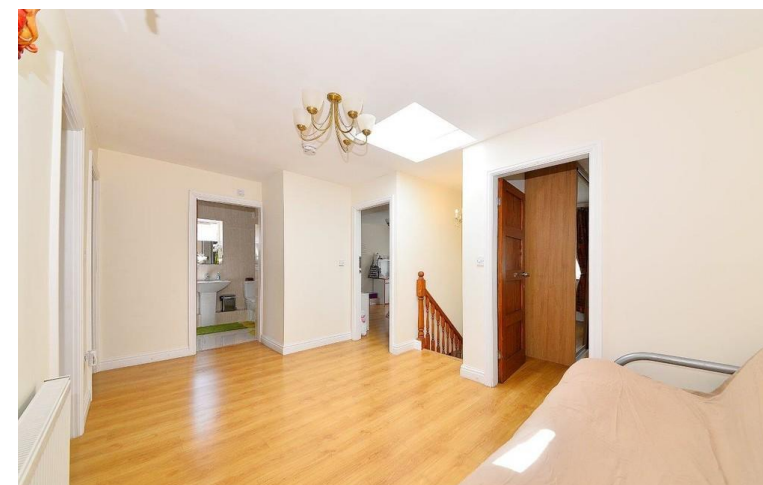
PROPERTY

A superb five double bedroom detached family residence in one of Edgbaston's premier avenues. This extended property boasts close to 2300 square feet of accommodation, including the luxury of inviting hallway, porch, two adjoining reception rooms with front facing lounge and a dining room, complimented by a welcoming high specification kitchen/family room, with downstairs WC on the ground floor. Upstairs benefits from a large landing offering potential for office area, with modern family bathroom and ensuite off master bedroom, plus each bedroom being of double size double, and three with fitted wardrobes. Further features include double glazing and gas central heating whilst also consisting of a double garage with electric door, front driveway and spacious rear garden.

Internal viewing highly recommended.

AREA

Anstruther Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading from Augustus and Norfolk Roads, and on the 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.

APPROACH

Front garden laid to lawn, flower bed, tarmac driveway with access to side gate, electric garage door and front door.

PORCH

Tiled floor, ceiling light point, glass briquette and door to: **HALLWAY**

Wooden flooring, radiator, power points, two ceiling light points, access to under stairs storage housing alarm panel, doors to:

KITCHEN/FAMILY ROOM

Open plan design, with kitchen area benefitting from range of wall and base mounted units, Corian work tops and breakfast bar area, inset porcelain sink with mixer tap above, fitted appliances of fridge and freezer, 'Bosch' oven and microwave oven, five ring gas hob with extractor hood above, tiled flooring, double glazed window and panelled door to side, recessed ceiling downlighters, boiler concealed within storage, power points. Family/sitting area includes wood burner, wooden flooring, radiator, double glazed patio doors to garden and double glazed windows, power points, two ceiling light points.

LOUNGE

Front facing double glazed window, wooden flooring, radiator, power points, two ceiling lights points, doors to hallway, kitchen and dining room.

DINING ROOM

Rear facing double glazed patio doors and windows, wooden flooring, ceiling light point, radiator, power points.

WC

Obscure double glazed window, pedestal sink, ceiling flush