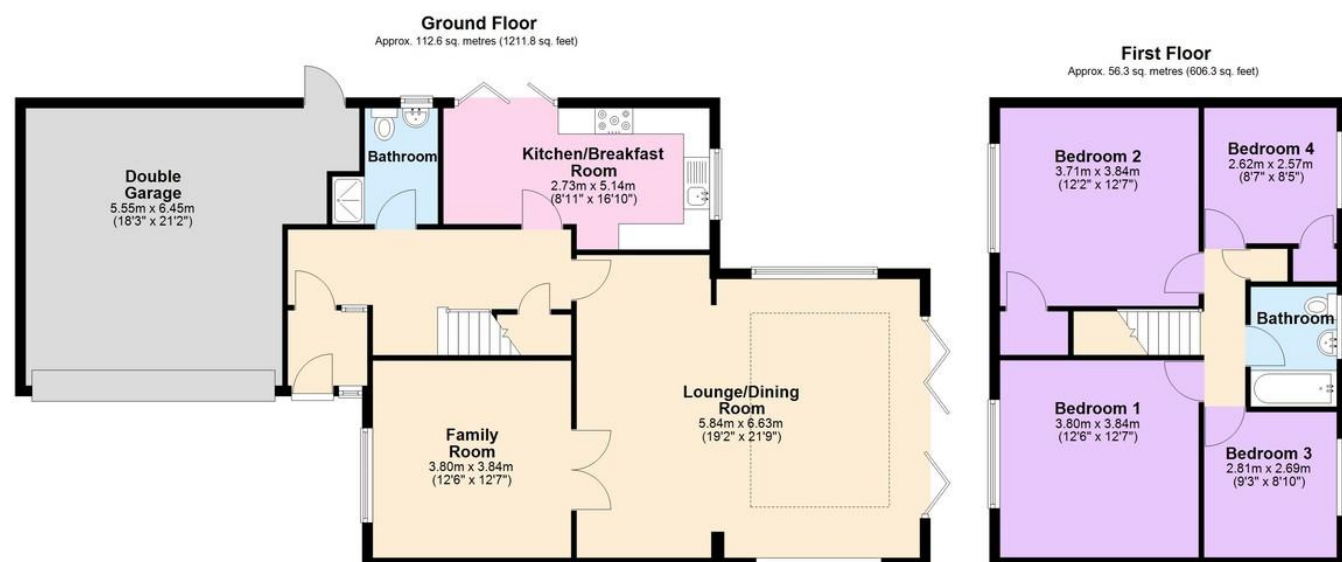




Floor Layout



Total approx. floor area 1,818 sq ft (169 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 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. Made with Metropix ©2019.

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

Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



Hampshire Drive

Edgbaston

B15 3NZ

Asking Price Of £775,000

- Four-Bedroom Detached Family Home
- 1818 Sq. Ft.
- Extended Living Room
- Off-Road Parking & Double Garage



Hampshire Drive,
Edgbaston, Birmingham, B15 3NZ
Asking Price Of £775,000



Property Description

DESCRIPTION A stunning extended four bedroom detached family home in a much sought after Edgbaston location. The property boasts a large living room, opening in to dining/family room, breakfast kitchen and downstairs WC on the ground floor with double bedrooms complimented by bathroom upstairs. Externally includes double garage with up and over electric door with front driveway for two cars, whilst boasting a well maintained private garden to the rear.

LOCATION Hampshire Drive is a picturesque cul de sac situated off Augustus Road, offering ease of access to Birmingham city centre via Harborne Road making ideal for city working professionals. This can truly be described as a prime Edgbaston location in the heart of the prestigious Calthorpe Estate with a plethora of eateries, coffee shops and boutiques of The Edgbaston Village within easy reach whilst also close to commute to 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.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.



Local Authority: Birmingham City Council

Council Tax Band: F

Calthorpe Estate Charge:

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax /Domestic Rates: F
Asking price: £775,000.00
Tenure*: Freehold

Part B

Property type: Purpose Built
Property construction: Brick
Number and types of room: Four bedroom home
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: We recommend you complete your own investigation.
Mobile signal/coverage: We recommend you complete your own investigation.
Parking: Yes

Part C

Building safety: N/a.
Restrictions: We recommend you complete your own investigation.
Rights and easements: We recommend you complete your own investigation.
Flood risk: N/a.
Coastal erosion risk: N/a.
Planning permission: We recommend you complete your own investigation.
Accessibility/adaptations: N/a.
Coalfield or mining area: N/a.
Energy Performance Certificate (EPC):** C



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

