

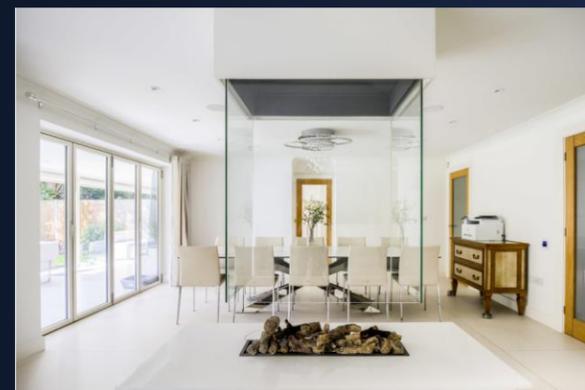


Floor Layout



Total approx. floor area 4,364 sq ft (405 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.



Malcolmson Close

Edgbaston

B15 3LS

Asking Price Of £1,395,000

- Over 4360 Sq. Ft. Of Living Accommodation
- Luxury Open Plan Designer Kitchen
- Excellent Central Edgbaston Location
- Outstanding Master Suite With Steam Shower



Malcolms Close,
Edgbaston, Birmingham, B15 3LS
Asking Price Of £1,395,000



Property Description

DESCRIPTION A truly unique family home, offering space style and luxury throughout. The current owner has rebuilt and re-furnished this property to an exceptionally high standard of design and having a superb, tucked-away location at the end of a quiet cul de sac in the affluent suburb of Edgbaston, further enhances the appeal of this outstanding home.

In addition to the internal floor plan the property there is an outdoor/indoor terrace amounting to 441 sq. ft. With underfloor heating, this space can be used 365 days a year for dining, entertaining and relaxing. The remote control screens enclose this space from the elements and increase the total internal area of Amirandes to 4,303 sq. ft.

FEATURES The property has many incredible luxury features throughout and no expense has been spared in creating this exceptional family home. In particular we would like to draw attention to the following:- luxury open plan designer kitchen, superb and extensive outdoor dining terrace complete with underfloor heating and remote control blinds to create a year round dining and entertainment space.

Another exceptional feature is the family bathroom and master en-suite with the very latest in luxury sanitary wear, the master suite boasts a state-of-the-art steam shower cubicle and the family bathroom has an equally impressive infinity bath. Every detail has been clearly thought about when designing this space and the overall feel throughout is one of pure grandeur and exquisite taste.

LOCATION In a much sort after location, Malcolms Close is located in a cul de sac leading from Augustus Road, situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road and the city beyond.

The walkways leading to Chad Square taking in the duck pond offer unique greenery locally, whilst the property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of Harborne High street and is 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 close-by-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.

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 - G

Calthorpe Estate Charge - £802.00 Per Annum

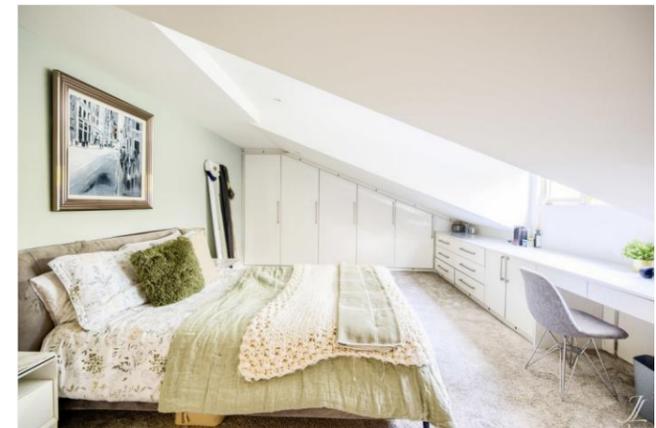
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Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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

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To book a viewing
of this property:

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