



# ENGLANDS

**12 Bishbury Close**

Edgbaston, Birmingham, B15 3NU

- **EXTENDED LINK DETACHED, CUL-DE-SAC LOCATION**
  - **LOUNGE/DINING/KITCHEN, CLOAKROOM/WC**
  - **FOUR BEDROOMS, GUEST ROOM EN-SUITE**
  - **BATHROOM, GARAGE, OFF-ROAD PARKING**
- Guide Price £572,000**  
EPC Rating 'D'





## Property Description

A deceptively spacious and light four bedroom link detached residence, which has been thoughtfully extended and improved. Situated in the popular and most sought after location of Edgbaston located on a quiet cul-de-sac within close proximity to Birmingham University and the Queen Elizabeth Hospital, reachable distance to Birmingham city centre and local motorway connections and a short drive to Harborne High Street benefiting from excellent local amenities such as bars, shops, restaurants, local leisure centre and an array of primary schools both private and state.

Viewing is highly recommended to fully appreciate the carefully-planned accommodation. **NO UPWARD CHAIN.**

The accommodation itself is backed away from the roadside and briefly comprises of entrance hall, open plan extended lounge/dining and kitchen area, cloakroom with WC, garage providing excellent



storage space for utilities, four good sized bedrooms, guest room with en-suite, family bathroom, double glazing and central heating where specified, off-road parking to front and low maintenance rear enclosed garden with large outbuilding providing excellent storage space.

The accommodation located on this quiet cul-de-sac is backed away from the roadside and approached by a driveway with foregarden to side, double driveway providing off-road parking for multiple cars and carport leading through to:

#### ENTRANCE HALL

Has a double glazed UPVC door to the side elevation, tiled flooring, central heating radiator, feature glass/brick wall providing natural light through to adjoining rooms, stairs rising to first floor accommodation and doors leading on to:

#### CLOAKROOM

Has a double glazed window to the side elevation, low level WC, wash hand basin with vanity beneath, full complimentary tiling to both walls and floor, central heating radiator, extractor fan and ceiling light point.

#### OPEN PLAN LOUNGE/DINING AND KITCHEN AREA

Is approached off the entrance hall or via the inner hallway with a cupboard providing excellent storage.



#### LOUNGE AREA

29' 03" max x 14' 11" max (8.92m x 4.55m) The lounge has a large double glazed window to the front elevation providing excellent natural light, hardwood engineered flooring, television and telephone points, central heating radiator, spotlights above, ceiling light point and alcove leading through to:

#### DINING/KITCHEN AREA

18' 04" x 04' 03" (5.59m x 1.3m)

#### DINING AREA

Has double glazed French doors leading onto the rear garden, tiled flooring, two central heating radiators, spotlights and in turn leading through to:

#### KITCHEN AREA

Has a double glazed window to the rear elevation and door leading onto the garage, has an excellent range of wall and base units with roll top work surfaces





incorporating a one bowl sink with drainer and mixer tap over, five ring range with dual electric oven beneath and cooker hood over, tiling to floor and spotlights above.

#### GARAGE

Has up and over doors to the front and double glazed UPVC doors to the rear elevation and double glazed windows to the rear elevation, ceiling light point, skylight providing natural light, wash hand basin with drainer, plumbing for a washing machine and space for additional white goods.

#### FIRST FLOOR ACCOMMODATION

Is approached by stairs off the entrance hall.

#### FIRST FLOOR LANDING

Has a floor to ceiling double glazed window to the side elevation providing excellent natural light, loft access, central heating radiator, useful storage cupboard and doors leading on to:

#### BEDROOM ONE FRONT

13' 07" x 10' 04" (4.14m x 3.15m) Has a double glazed window to the front elevation, built in wardrobes, laminate flooring, central heating radiator and a ceiling light point.



#### BEDROOM TWO REAR

14' 04" x 9' 02" (4.37m x 2.79m) Has a double glazed window to the rear elevation, laminate flooring, central heating radiator and ceiling light point.



#### BEDROOM THREE WITH EN-SUITE REAR

9' 03" x 8' 08" (2.82m x 2.64m) Has a double glazed window to the rear elevation, laminate flooring, central heating radiator, ceiling light point and door leading on to:

#### EN-SUITE

Has a double glazed window to the side elevation, modern white suite comprising of low level WC, wash hand basin with mixer tap, corner walk in shower cubicle, full complimentary tiling to both walls and floor, wall mounted heated towel rail, extractor fan and ceiling light point.

#### BEDROOM FOUR FRONT

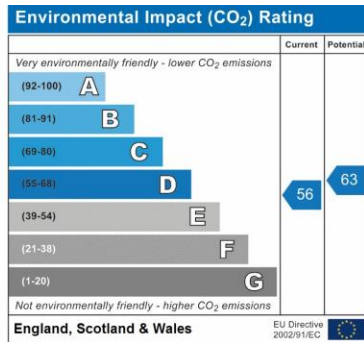
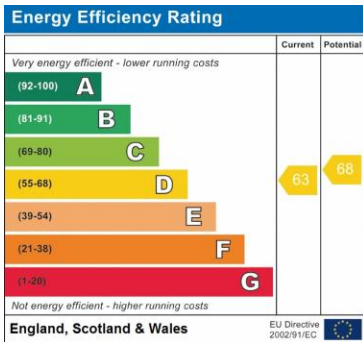
8' 10" x 8' 03" (2.69m x 2.51m) Has a double glazed window to the front elevation, laminate flooring, useful storage cupboard, central heating radiator and ceiling light point.

## BATHROOM

Has double glazed window to the side elevation, modern white suite comprising of corner bath with mixer tap, low level WC, wash hand basin with vanity beneath, walk in shower cubicle, full complimentary tiling to walls and floor, heated towel rail and spotlights above.

## OUTSIDE

Comprises of driveway to front providing off-road parking for multiple cars, additional car port, garage with up and over doors and power and light point, low maintenance block paved rear enclosed garden with pond and water feature, large brick built outbuilding providing excellent storage space with potential of converting into an annex.



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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

## **Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:**

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists' impression or plans of the property.

### **A word of advice**

We have a number of properties that fail to complete as a result of prolonged delays, which also means that people incur unnecessary costs and anxiety.

Englands recommend that clients use the services of a specialist, whether they are solicitors or mortgage advisers, to help reduce these risks and worries.

### **Mortgage advice**

Englands Estate Agency has chosen to recommend Lang Independent Mortgage Advice Ltd. Ian Lang has given independent mortgage advice from our office in Harborne since 2003. He specialises in providing mortgage and related insurance advice and does not normally charge a fee for his service as he is remunerated in the form of commission from the providers. Please contact Ian Lang on 0121 427 1364 or [ian@langimi.com](mailto:ian@langimi.com).

Your home may be repossessed if you do not keep up repayments on your mortgage.

### **Solicitors**

Once a sale has been agreed and is in the hands of the Solicitors it is sometimes difficult for the Estate Agents to move things along smoothly and to the satisfaction of the client, therefore from our experience it is extremely important that any firm of Solicitor chosen deals with the work promptly and preferably on a same day basis. The selection of a firm that cannot deal with work promptly can cause transactions to be delayed and at times fail.

We recommend Messrs. England Kerr Hands & Co who have been featured in national newspaper and on Central News for the speed and efficiency of their firm. Please contact them on 0121 427 9898 for further information.

We strongly recommend that you do not use what has been named as 'factory farming' conveyancing based outside the Birmingham area that cannot offer a personal service with firms who cannot guarantee prompt attention.

The sale and purchase of a property is a large investment in a person's life and we recommend the careful selection of your Mortgage Adviser and Solicitor.