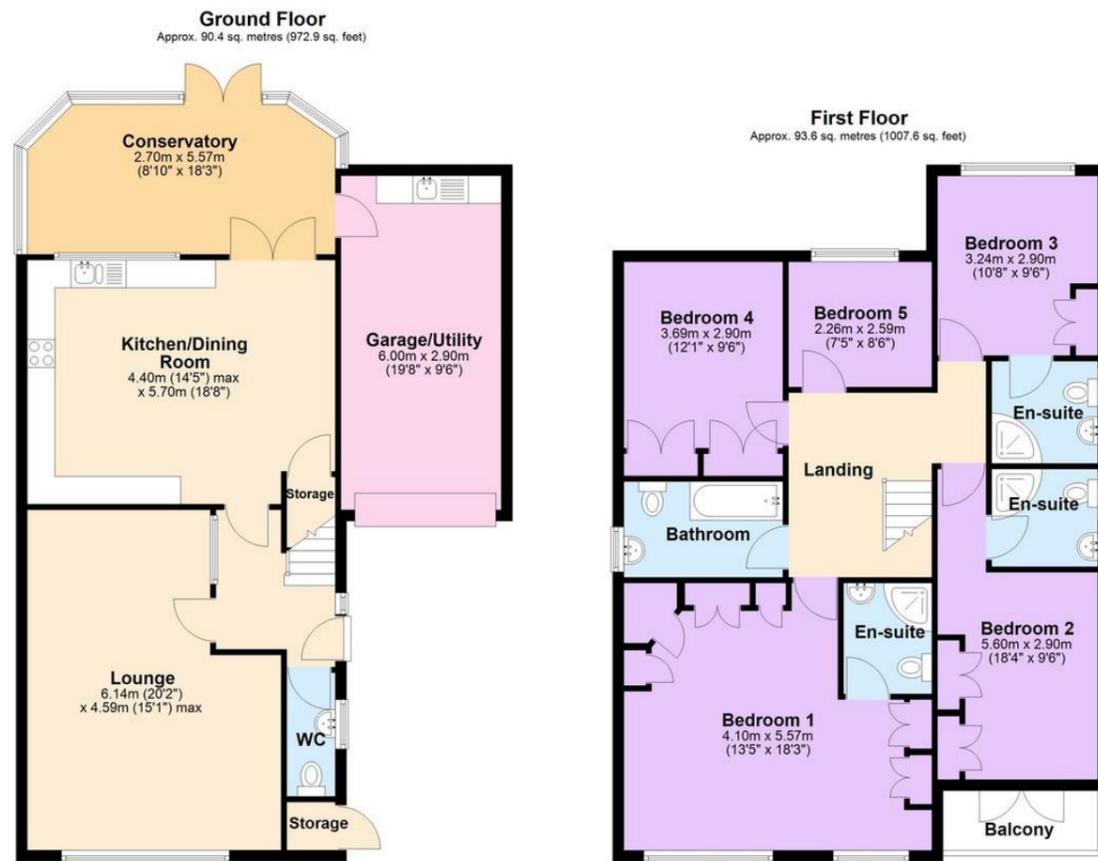




Floor Layout



Total area: approx. 184.0 sq. metres (1980.5 sq. feet)

Total approx. floor area 1,980 sq ft (184 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



Oak Hill Drive

Edgbaston

B15 3UG

Asking Price Of £645,000

- An Executive Two Storey Five Bedroom Detached Family Home
- Superb Open Plan Dining Kitchen Family Room
- 1980 Sq. Ft.
- Master Bedroom With En-Suite



Oak Hill Drive,
Edgbaston, Birmingham, B15 3UG
Asking Price Of £645,000

Property Description

DESCRIPTION

Set in the sought-after and private surroundings of leafy Edgbaston, this impressive detached residence is positioned within the renowned Calthorpe Estate. Offering the perfect blend of exclusivity and convenience, the property is ideally located for easy access to local amenities in Edgbaston, Harborne, and Birmingham City Centre. Edgbaston has long been recognised as one of Birmingham's most desirable and affluent areas, making this home a truly attractive proposition.

From the moment you enter, the welcoming hallway creates an immediate sense of warmth and comfort, setting the tone for the rest of the home. Thoughtfully designed with family living in mind, this property offers generous and versatile accommodation throughout. The spacious lounge provides ample room for relaxation, while the well-proportioned kitchen/diner features plentiful storage and worktop space - perfect for preparing family meals or entertaining guests.

Upstairs, all bedrooms are of a good size, ensuring that every family member has their own private retreat. There is no compromise on space, with three of the bedrooms benefiting from en-suite facilities, alongside a well-appointed family bathroom and a convenient downstairs cloakroom to ease the morning rush.

Outside, the garden provides the ideal setting for summer barbecues or relaxing evenings, with a patio area for al fresco dining and a large lawn where children can play safely. At the front, a generous driveway offers ample parking for multiple vehicles, complemented by a garage that provides additional storage or a secure space for a cherished vehicle.

Perfectly situated for professionals and families alike, the property offers excellent transport links to QE Hospital, Harborne High Street, and a range of local shops and amenities. Highly regarded private and state schools are also nearby, adding to the property's appeal. Properties of this calibre rarely come to market - internal viewing is essential to fully appreciate the space, quality and potential on offer. We look forward to arranging your personal tour.



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: E

Calthorpe Estate Charge:- TBC



To book a viewing
of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

