



CHARTERED SURVEYORS & ESTATE AGENTS



20 Cala Drive | Edgbaston | Birmingham | B15 2JR

Guide Price: £325,000

A modern terraced house set in a private yet convenient location on the renowned Calthorpe Estate. Positioned in a quiet cul-de-sac off Carpenter Road in the heart of prestigious Edgbaston, the accommodation comprises reception hall, cloakroom, living/dining room, conservatory, kitchen, master bedroom with en suite, 2 further double bedrooms and family bathroom. Utility/store room (former garage), driveway parking and delightfully well maintained, west facing rear gardens.

SITUATION

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it, making this a most desirable and enjoyable place to live.

Cala Drive is ideally located for access to Birmingham City Centre which lies just over a mile to the north via the nearby A38 Bristol Road. Fiveways Railway Station is approximately half a mile away and provides direct access to Birmingham's New Street Station which is one stop (4 minutes) down the line.

Cala Drive is also well placed for the amenities of nearby Harborne which is approximately one and a half miles to the west. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops and brasseries, restaurants and coffee shops including its own Michelin starred restaurant. More locally, there is a small shopping precinct on Wheellys Road approximately 300m distant where there is an excellent general grocers/convenience store, dry-cleaners, florist, and hairdressers.

Birmingham City Centre boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols.

Broad Street and Brindleyplace are also within walking distance and have been developed and improved to provide excellent

business and recreational facilities. Within a mile stretch can be found the International Convention Centre, the National Indoor Arena and the world-renowned Symphony Hall, home to one of the leading orchestras in Europe and several excellent theatres. The Edgbaston Priory Tennis and Squash Club is approximately half a mile away; as is Edgbaston Golf Club; and Edgbaston Cricket Ground, the Birmingham Botanical Gardens, Winterbourne Botanic Gardens and the Martineau Gardens are also situated close by.

Superb medical facilities in the area include the redeveloped Queen Elizabeth Medical Complex which provides state of the art medical facilities for the region. The Edgbaston and Priory Hospitals are nearby, and The Birmingham Children's Hospital and City Hospital are within two and three miles respectively.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. West House School, Hallfield Preparatory School, The Priory School and St George's are all within half a mile. Also nearby is Blue Coat School, Edgbaston High School for Girls, and The King Edward's Foundation Schools.

DESCRIPTION

20 Cala Drive is a 1970's detached two storey house that was designed by the well-respected architect John Madin. The well laid out and versatile living accommodation enjoys excellent levels of natural light throughout, being set over two floors, and extends in all to some 1345 sq. ft. (125sq.m.) .The property is therefore ideally suited for a young family, or equally for someone looking to downsize. The excellent living space in more detail comprises:

Ground Floor

A double glazed door leads into the reception hall, with a laminate floor, cloakroom off and also giving access to the kitchen and main living /dining room. The fitted **kitchen** has an easterly outlook to the front, with a range of base and wall mounted cupboards, work surface areas, oven/grill and a gas 4 ring hob with an extractor fan over, and space for an upright fridge/freezer.



The good size **living/dining room** extends to some 18" x 15'11", and has a full height double glazed window overlooking the west facing rear gardens, a fitted bookcase to the one wall, and sliding glazed doors continuing directly through to the **conservatory**. This room enjoys a most delightful aspect over the rear gardens, with a tiled floor and French doors leading out onto the back terrace.

First Floor

A staircase leads up to the first floor landing and gives access to three double bedrooms. **Bedroom 1** has a large double glazed window to the front aspect, a built in wardrobe and is served by a good size **en suite shower room**. **Bedroom 2** enjoys a fine view over the rear gardens, with sliding patio doors opening onto a Juliet balcony, and has fitted wardrobes to the one wall. **Bedroom 3** faces west to the rear, and has a built in wardrobe, whilst there is also a separate **family bathroom** on this floor.

OUTSIDE

The front drive provides useful off street parking to the front of the property, with an attractive graveled fore garden. The former garage now provides a **front garden store**, with a **utility/store room** to the rear, (and which could easily be converted back into a garage if so required). A door leads out to the rear onto the back terrace and garden.

The delightful gardens principally lie to the west facing rear aspect, and provide wonderful outside space. There is a private paved seating terrace, continuing onto a level lawn and well stocked beds. This in turn leads to two further areas of garden, one lower level lawn and an additional graveled garden area laid out for ease of maintenance.

GENERAL INFORMATION

Tenure: The property is understood to be Freehold. Cala Drive is a private road and as such is subject to a maintenance charge of approximately £278 per quarter and the Calthorpe Scheme of Management charge at approximately £45 per annum.

The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Services: All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

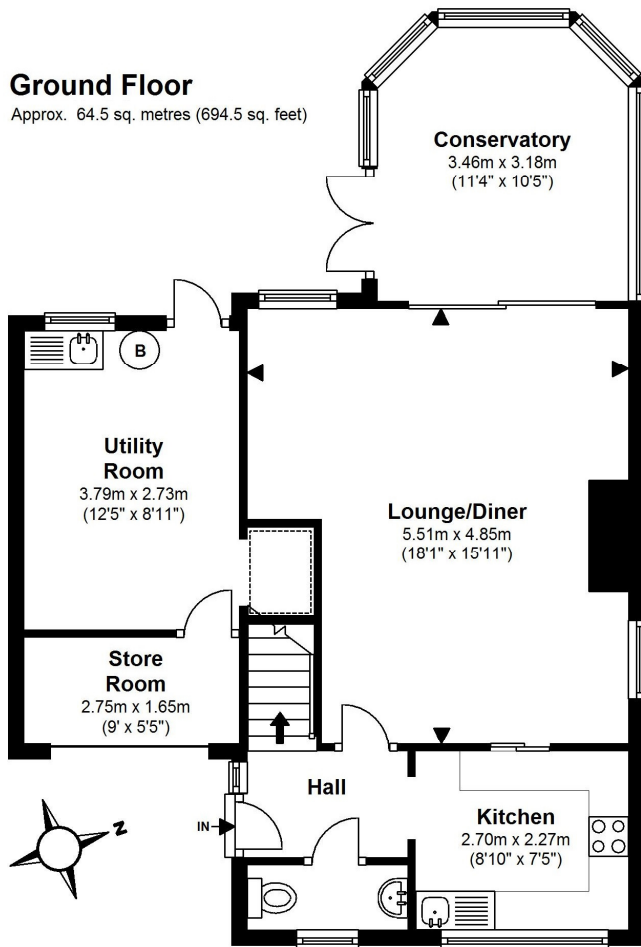
Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham B15 3SH 0121 454 6930. Regulated by RICS.

Published September 2015



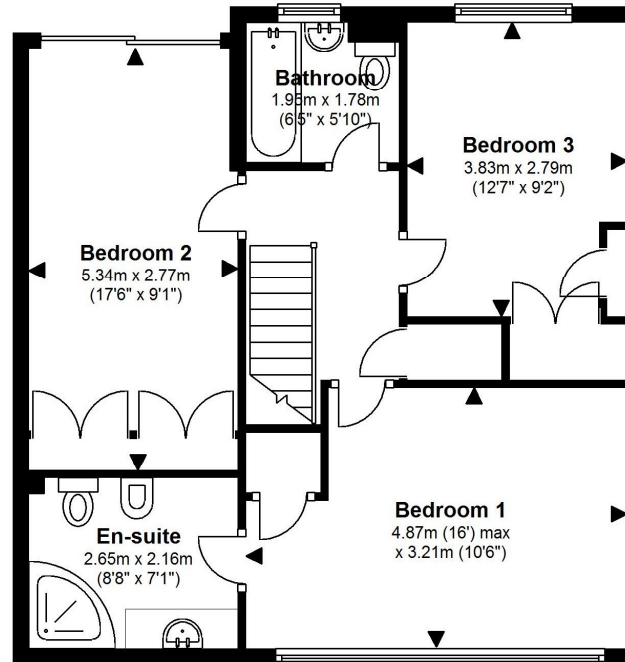
Ground Floor

Approx. 64.5 sq. metres (694.5 sq. feet)



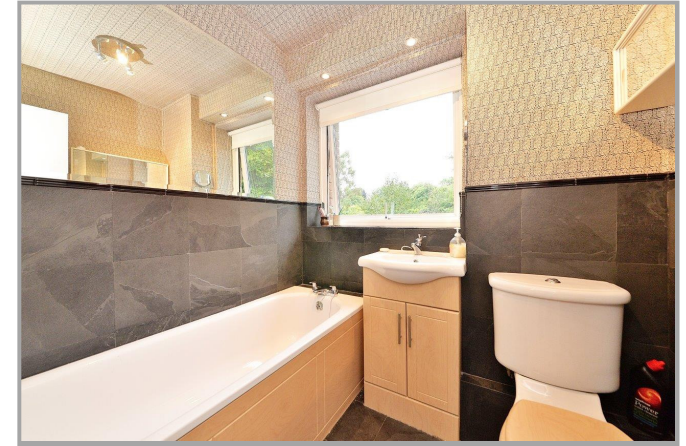
First Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 125.0 sq. metres (1345.1 sq. feet)

For illustrative purposes only. Not to scale. Measurements are approximate.
Please check all information before making any decisions.
This Floor Plan was produced by Daniel Raine Ltd.
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