



CHARTERED SURVEYORS & ESTATE AGENTS



8 Cala Drive | Edgbaston | Birmingham | B15 2JR

Guide Price: £565,000



**8 Cala Drive** is a superbly refurbished detached townhouse which has been modernised to very exacting specification, offering beautifully appointed living accommodation and is situated in a popular and exclusive cul de sac within Edgbaston and on the superb Calthorpe Estate. The accommodation is largely open plan on the ground floor and presents a flexibility for adapting or re-arranging to suit individual needs and requirements. The ground floor has a very spacious sitting room, with dining area and open plan study, ground floor shower room, luxury fully fitted kitchen with utility area at the rear of the adjoining tandem garage. The first floor has a master suite with dressing area and luxury shower room, there are two further double bedrooms and elegant bathroom.

#### Situation

Edgbaston is an exclusive suburb of Birmingham, it is rich in history and is part of one of England's largest urban conservation areas. Much of Edgbaston comes under the renowned Calthorpe Estate, which is committed to preserving the equality and original character of the area and the properties within it, making this a most desirable and enjoyable place to live. Cala Drive sits amongst some of the largest and most impressive period properties on the Estate off Carpenter Road. It is made up of some fourteen modern town-houses of different style and size and is particularly sought after by down-sizers and young couples. It is ideally located for access to Birmingham City Centre which lies about a mile and a half away. Five Ways railway station is nearby on Ladywood Middleway, which is a four minute journey to New Street Station and the national rail network, whilst Wheelleys Road, just around the corner, provides access to excellent public transport by bus to and from the City and Five Ways Business Sector.

**Cala Drive** is also well-placed for the amenities of nearby Harborne Village. In addition to M&S and Waitrose, Harborne benefits from a range of convenience shops and brasseries, restaurant and coffee shops including its own Michelin starred restaurant. The Plough on the High Street frequently features in the Sunday Times and Telegraph as being a much favoured eatery. More locally there is Templefield Square with its convenience store, dry-cleaners, travel agency, hair-dressing salon and florist. In the heart of Edgbaston, now called "The Village", which is within walking distance, there is another Michelin starred restaurant, Simpsons and a popular bistro/bar, The Highfield, which, with the Edgbaston Cocktail Bar opposite and the Norskje Bar/Café makes this an exciting venue with those who enjoy the "high life".

Birmingham City Centre is now able to boast some of the best shopping in the UK with its newly opened Grand Central Shopping Centre which sits directly above the new £600 million redevelopment of the now world class New Street Station,

including a flag-ship 250,000sq.ft. John Lewis store in addition to over 60 premium retailers, quality restaurants and cafes. The redevelopment enforces Birmingham's retail landscape, bringing in a mix of unrivalled premium fashion and quality high street brands to the heart of the city. The Bullring has many designer shops and a Selfridges store whilst the Mailbox has many designer outlets including Armani and Harvey Nicholls.

Broad Street and Brindleyplace are also within walking distance of Cala Drive and have been developed and improved to provide superior business and recreational activities. Within a mile stretch can be found the International Convention Centre, The National Indoor Arena, and the world-renowned Symphony Hall, home to the prestigious CBSO and Choir. The Repertory Theatre is next door whilst the Hippodrome is down in Chinatown, about a mile away. The Edgbaston Priory Tennis and Squash Club is nearby on Priory Road, as is the Edgbaston Golf Club. The Warwickshire County Cricket Ground, The Botanical Gardens, The Barber Institute of Art and Cannon Hill Park are also all conveniently located within a mile or so of the property.

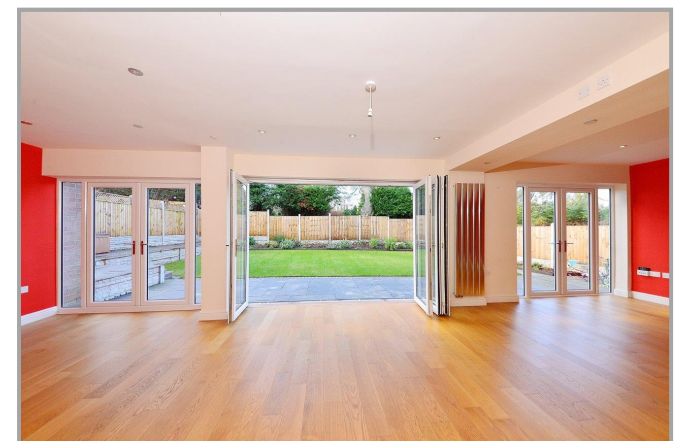
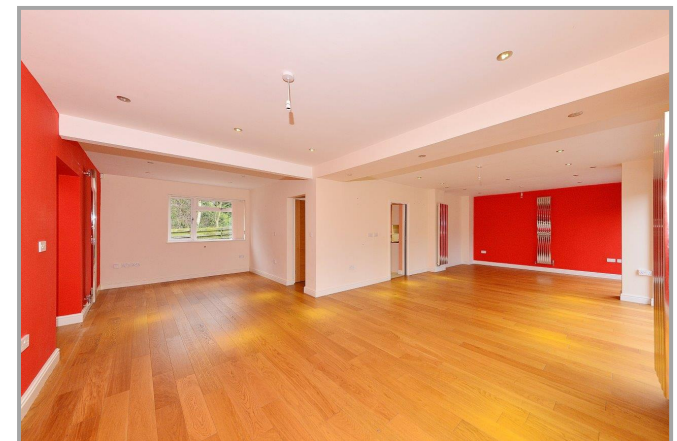
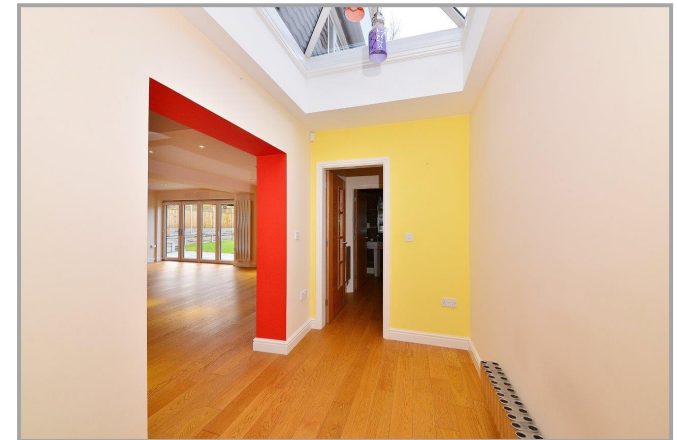
There are superb medical facilities in the area which include the Queen Elizabeth Site, The Women's, the Children's Hospitals, with the Edgbaston and Priory private hospitals being very close by.

The excellence of schools on the area attracts a great many people to the locality and include Hallfield and West House Preparatory Schools, Edgbaston High School for Girls, The Priory and St George's Schools and the Blue Coat School. There are excellent grammar schools in the area and demand for places at the King Edward Foundation Schools for Boys and Girls on the Bristol Road produces great competition. There are three universities in Birmingham, in addition a Medical school with a fine reputation and a newly-opened dental hospital.

#### Description

**8 Cala Drive** is a modern link-detached house which has been totally refurbished throughout by the current owners. The work was undertaken under the supervision of a reputable architect and included complete re-wiring and new central heating system. Also, walls have been removed to create a large open plan space, there is new wooden flooring throughout, the windows and doors have been replaced, there are lovely bi-fold doors across the rear of the property and the garden has been landscaped. The bathrooms have been refurbished to a very sophisticated standard, with the shower in the en-suite having, inter alia, an inbuilt radio and music system. The doors throughout are all Oak ISEO doors and the lights throughout are LED.

The house stands in a slightly elevated position on the left hand side of Cala Drive. The garage is to the left hand side with good off-road parking for at least two cars. The house is approached via steps from the road and also a path which has been created for



push-chair use and also wheel-chairs as required. The INCA oak front door has a window to the side with mirrored effect glass, so that one is unable to see in, but the owners are able to see out.

**The hall** has elegant wooden flooring as does the rest of the ground floor, the area benefits from a great deal of natural light as it has a large lantern light to the ceiling. It has a very modern RON low level radiator.

A door leads to the cloakroom, the first part has a fitted cloaks cupboard with sliding door and a further door opens into the **shower room**.

This has a white modern suite with corner shower cubicle with power shower, hand washbasin and low level W.C., rich brown highly glazed wall tiles, a window and chrome fittings.

**The sitting room** is an open plan and very spacious L-shaped room, accessed through an archway from the hall. The first part of the room was formerly used as a **study area** but at one time was potentially going to be used as a ground floor bedroom for an elderly relative which would have involved the erection of a partition wall, this is why the cloakroom has a shower unit. The study has a Venetian polished radiator.

The room is capable of division but the amount of open space is most attractive with two sets of French doors onto the terrace and garden and bi-fold doors in the centre. A glazed sliding door leads through to the kitchen. The room is brightly decorated and has three modern style ladder radiators in a bright chrome finish one of which is an Aeon Twister radiator and the other two are MEGA. There is a wall-mounted Dimplex LVA 192 Mirrored Round Living Art Electric fire and there are down-lighters to the ceiling and ceiling light points.

A door from the study area leads to the inner hall with walk in store cupboard and door through to **the kitchen**.

This room has a large picture window onto the private road that is Cala Drive, it has cream tile effect flooring with under-floor heating, an extensive range of fitted units both base and wall mounted with continuous granite work-surface in which is set a single drainer Franke sink unit with insinkerator, and large modern Range Master Toledo with five ring hob and two large ovens beneath and stainless steel extractor hood above. There is a full length De Dietrich integrated American fridge/freezer and coffee maker, Siemens dishwasher, larder cupboard, lantern-light and downlighters to the ceiling.

Steps lead up to the door into **the tandem garage** where the boiler and hot water cylinder are located, with plumbing for washing machine, tumble dryer, a range of white fitted units with excellent storage and door to the garden.

The staircase leads from the inner hall to the half landing where there is an MHS Deck designer radiator and window.

### The First Floor

**The master bedroom** is a large bright room with picture window

onto the garden. It has a range of fitted wardrobes, an opening to the dressing area and door to an **en-Suite Shower room**

This has a window onto the side, a corner Gobi Steam cabinet shower unit with a very sophisticated sound system, jets, power shower, contemporary shaped washbasin and low level W.C. The wall tiles are highly glazed and the room has a luxurious finish to it. It has under floor heating as does the family bathroom.

**Bedroom 2** is a double room with two sets of fitted wardrobes and picture window onto the side.

**Bedroom 3** is another double room with window onto the front.

All the bedrooms have three Hudson reed double panel horizontal designer radiators.

The **Family Bathroom** is a luxury bathroom, with bath, hand washbasin, low level W.C. and corner shower unit. A great deal of attention has been shown to the tiling and décor here, there is a window to the side, smart tiling to the floor and walls.

### Outside

The rear garden was completely transformed last year at vast expense, a new raised flower bed was laid next to the adjoining property with new fencing along all three sides, with new terracing, new lawn and as yet unplanted flower beds.

At the front there is a grassy bank with steps and a pathway giving access from the pavement and road, with two parking spaces in front of the garage.

### GENERAL INFORMATION

**Tenure:** The property is understood to be Freehold however as it forms part of the Calthorpe Estate it is subject to the Calthorpe Estate Scheme of Management. A copy of the Scheme of Management is available on request.

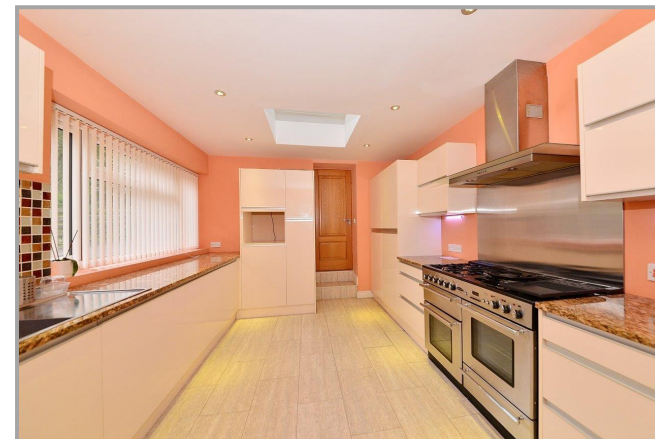
**The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

**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.

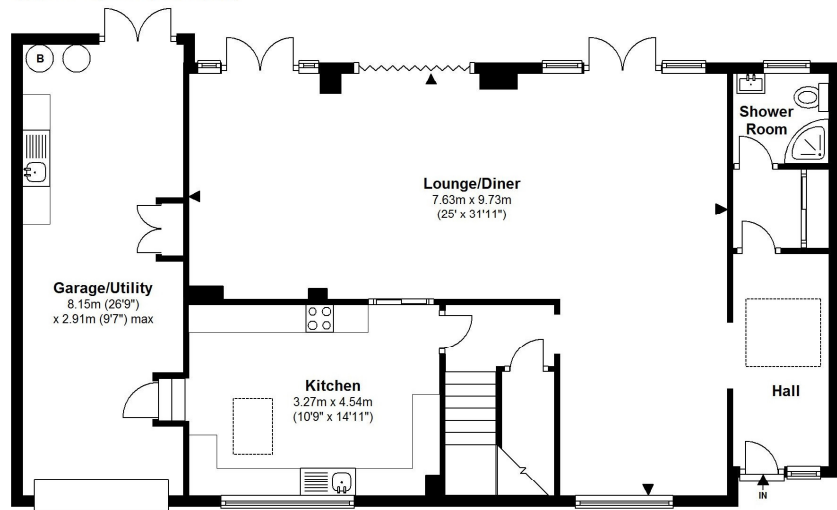
Published January 2016





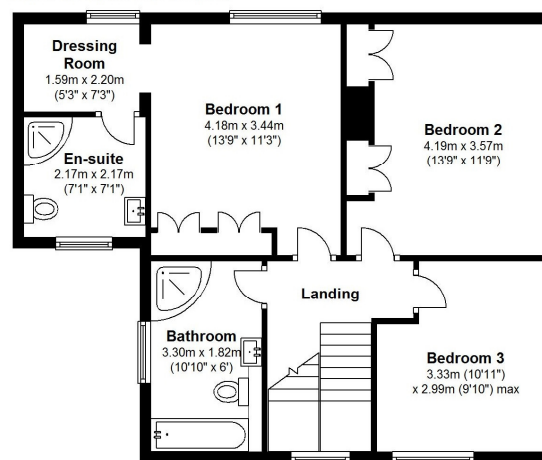
### Ground Floor

Approx. 111.3 sq. metres (1198.1 sq. feet)



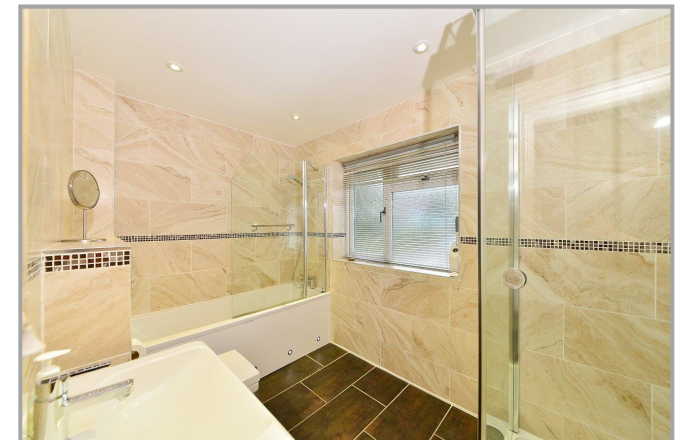
### First Floor

Approx. 62.7 sq. metres (674.4 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.  
[enquiries@danielraine.co.uk](mailto:enquiries@danielraine.co.uk)

Total area: approx. 174.0 sq. metres (1872.5 sq. feet)



7 Church Road | Edgbaston | Birmingham | B15 3SH | 0121 454 6930 | [www.robertpowell.co.uk](http://www.robertpowell.co.uk)

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. **Property Misdescriptions Act 1991 – Agent's Note:** No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale