








# AUSTEN PLACE, EDGBASTON

## BIRMINGHAM, B15 1NJ

## £1,150,000

FREEHOLD

Four Bedroom Detached Residence | Approximately 2,112 Sq Ft | Prestigious Calthorpe Estate Location | Spectacular 49'9" Open-Plan Kitchen, Dining & Living Space | Three Bathrooms | Principal Bedroom with En-Suite | Separate Home Office/Study | Generous Private Plot | Extensive Driveway & Off-Road

Davidson

# AUSTEN PLACE

Impressive four-bedroom detached single-storey residence | Approximately 2,112 sq ft (196.3 sq m) of accommodation | Highly sought-after Calthorpe Estate, Edgbaston location | Exceptional 49'9 | Three bathrooms in





Davidson Estates are delighted to present 10 Austen Place, an impressive and highly individual four-bedroom detached residence situated within one of Edgbaston's most desirable residential locations on the renowned Calthorpe Estate.

Offering approximately 2,112 sq ft (196.3 sq m) of beautifully proportioned single-storey accommodation, the property provides an excellent combination of contemporary open-plan living, generous bedroom accommodation and substantial private outside space.

At the heart of the home is the outstanding kitchen, dining and living room, extending to approximately 49'9" in length. This exceptional space has been designed for both everyday family living and entertaining, with a large fitted kitchen and island alongside extensive dining and seating areas.

Large areas of glazing and bi-fold doors provide an abundance of natural light and create a superb connection with the outside, opening onto the garden and substantial covered outdoor terrace, ideal for entertaining throughout much of the year.

The bedroom accommodation is arranged separately from the principal living space and comprises four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the second bedroom also features en-suite facilities. A further family bathroom serves the remaining bedrooms.

There is also a separate study/home office, particularly useful for those working from home, together with useful storage and a spacious central hallway.

Externally, the property occupies a generous and established plot, approached via a substantial private driveway providing ample off-road parking. Gardens surround the property and offer a high degree of privacy, with mature planting and excellent space for outdoor entertaining.

Austen Place is positioned within the prestigious Calthorpe Estate, offering convenient access to Edgbaston Village and Birmingham city centre. Five Ways railway station is within walking distance, while the area is particularly well served by some of Birmingham's most highly regarded schools, including Hallfield, West House, Blue Coat, Edgbaston High School for Girls and the King Edward's Foundation Schools.

With its substantial footprint, predominantly lateral accommodation and exceptional open-plan entertaining space, 10 Austen Place represents a rare opportunity to acquire a distinctive home in the heart of Edgbaston.

Viewing is highly recommended to fully appreciate the space, setting and versatility of this exceptional property.

Please note that all purchasers are required to complete Anti-Money Laundering (AML) checks as part of the purchase

process, for which a fee of £50 per person/check is payable.

## 10 AUSTEN PLACE



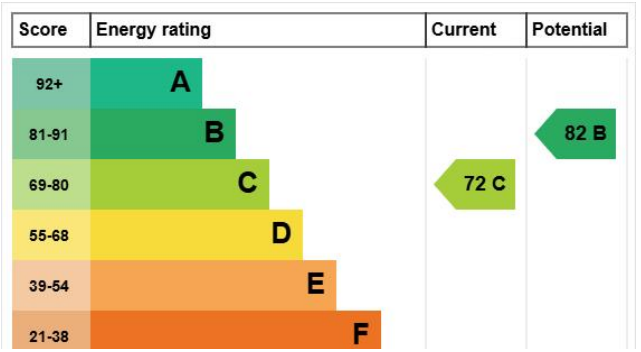




10 Austen Place, Edgbaston, Birmingham, B15 1NJ




Total Area: approx 196.3 m² ... 2112 ft²




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements