



## Heaton Drive

Edgbaston, Birmingham, B15 3LW

Offers In The Region Of £975,000



- Wonderful Detached Residence in Prestigious Cul-De-Sac Location
- Scope for Further Development Subject to Relevant Planning Permissions
- Double Garage and Large Driveway for Multiple Cars
- No Upward Chain
- Highly Prestigious Edgbaston Address
- Wonderfully Maintained Front and Rear Gardens
- Excellent Access Links to QE Medical Complex , Birmingham University and City Centre
- EPC Rating - D

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A magnificent and distinctive five bedroom detached residence situated in one of Edgbaston's most sought-after cul-de-sacs. This characterful executive family home currently provides over 2500 square feet of well appointed accommodation, with additional scope for further extension and development subject to the relevant planning permissions. Additionally providing a large and secluded rear garden. Being Sold with No Upward Chain.

This enviable property is set over two floors and includes gas central heating. The property is set well away from the road beyond mature hedgerows and evergreens offering plenty of privacy, with a block paved driveway offering parking for multiple cars and leading to the property entrance.

As you enter the property, you are welcomed into a centrally positioned entrance reception with an open staircase and full height windows to the front elevation offering a vast array of natural light, with access to a refitted guest cloakroom.

There are three separate reception rooms, including a small snug room or study, with two spacious traditional living and dining rooms that are both linked together, including a feature marble fireplace, and access to a conservatory that provides access into the rear garden. A refitted breakfast kitchen overlooks the rear garden and provides wall and base level units with granite worktops and an integrated oven and grill, with gas hob and extractor and integrated dishwasher. Off the kitchen, an additional utility area provides more storage space, with further units and sink and space and plumbing for a washing machine. It also houses the central heating boiler and provides space for additional kitchen appliances with access to the garage and rear garden of the property.

Heading upstairs, a wonderful gallery landing provides access into five excellent sized bedrooms and includes the airing cupboard.

The five bedrooms are all very generous in size, of which most include some form of built-in storage or fitted wardrobes, with three of them also including freestanding wash hand basins. The bedrooms are complimented by a fully tiled bathroom comprising WC, vanity sink unit, bidet and bath with separate shower, with an additional fully tiled shower-room. The double garage completes the accommodation, offering useful storage and access to an additional garden room, with up and over door, power and light.

Outside, to the rear of the property is a magnificent and immaculately maintained garden, with a patio across the whole rear of the property and leading to a large lawn area with an array of mature borders with a variety of plants, bushes and mature trees throughout the garden. Towards the rear is some secluded woodland offering a peaceful retreat and excellent privacy.

Situated within the prestigious Calthorpe estate in the heart of Edgbaston, the property is central to an array of key locations providing easy commutable access and fantastic transport links to Birmingham City Centre, QE Medical Complex, Birmingham University and Harborne Village. If you are looking for leisure facilities then the Edgbaston Priory club provides nearby prestigious sporting events and the famous Edgbaston cricket ground is not far away. If you are looking for local shopping centres then the short commute to Birmingham City Centre provides access to the well known Grand Central, Mailbox and Bull Ring Developments.

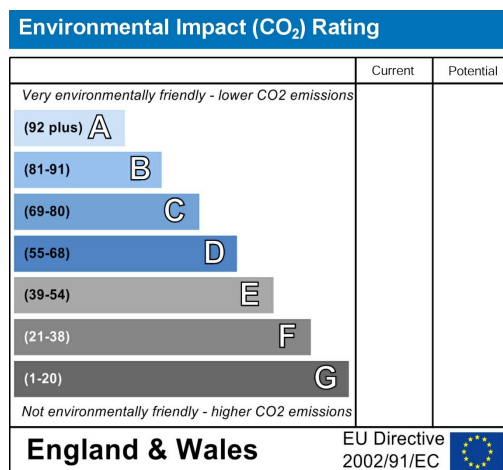
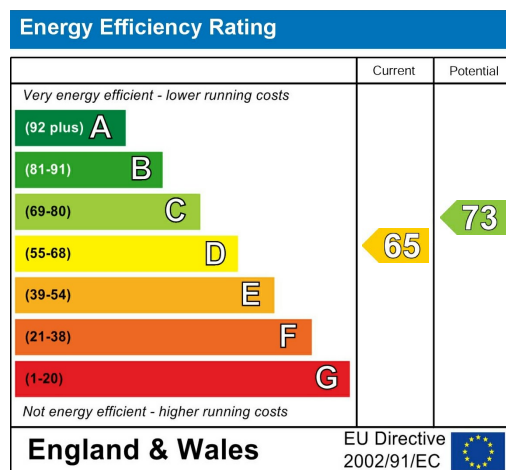
Floorplan







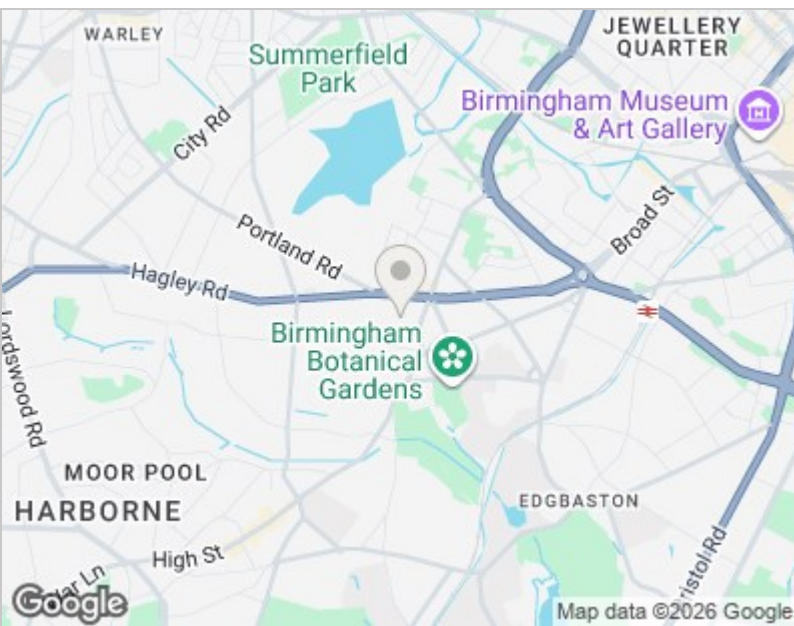
## Energy Efficiency Graph



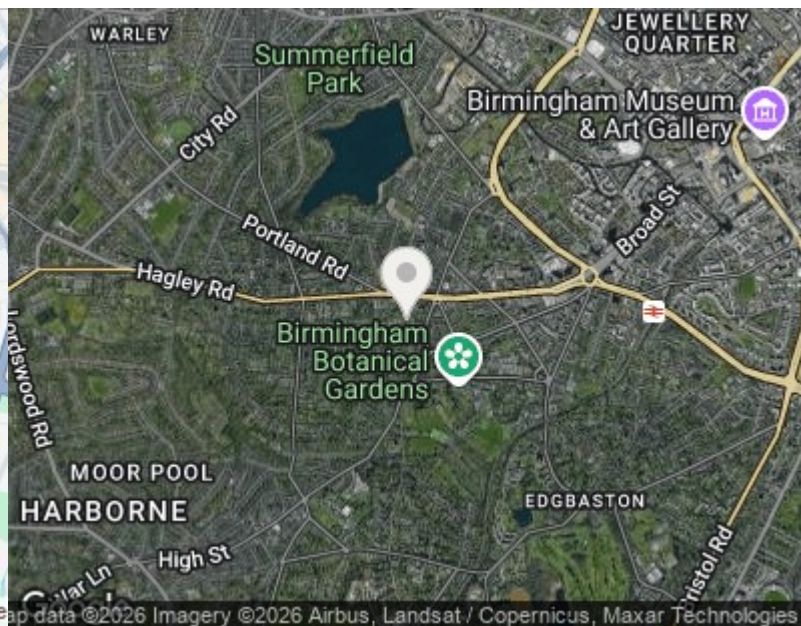
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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