



7 Balcaskie Close, Birmingham, B15 3UE
Asking Price £399,950

**** NO CHAIN - POTENTIAL TO EXTEND****

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom end terraced property for sale, offering excellent potential to extend. The property is offered with no upward chain and most recently benefitted from having planning permission approved for a rear and side single storey extension. This property further benefits from being one of the largest plots amongst similar properties within the area.

The property briefly comprises; fore garden leading into a spacious kitchen diner, to the rear of the property is a large living room. Upstairs boasts two double bedrooms and a spacious single bedroom along with modern family bathroom. To the rear is a private garden, allowing for side access. The current owner previously had planning permission approved for a rear extension and side extension, utilising the total footprint of the property.

The extensions could allow the opportunity for a large open plan living area, or an additional downstairs bedroom.

Location



Balcaskie Close is set within a quiet and residential cul-de-sac located within the prestigious Calthorpe Estate and close to nearby Chad Square offering excellent links to Birmingham City Centre. Prime Edgbaston location offering local restaurants, shops and the ever popular Edgbaston Village. Harborne High Street is also a short walk away with a plethora of amenities. Local facilities include Harborne Leisure Centre, Edgbaston Priory, Queen Elizabeth Hospital and University of Birmingham.

Kitchen Diner



Fitted kitchen with a range of base and wall units, plumbing for washing machine, hob and extractor hood. Double glazed windows to the front elevation, central heating radiator and two ceiling light points.

Lounge



Spacious lounge offering rear door leading to garden. Large windows to rear elevation, central heating radiator, ceiling light points and wall light.

Master Bedroom



Large double bedroom benefitting from fitted wardrobes, window to rear elevation, ceiling light point and central heating radiator.

Bedroom Two



Large double bedroom benefitting from fitted wardrobes, window to front elevation, ceiling light point and central heating radiator.

Bedroom Three



Large single bedroom benefitting from internal storage cupboard, window to rear elevation, ceiling light point and central heating radiator.

Bathroom



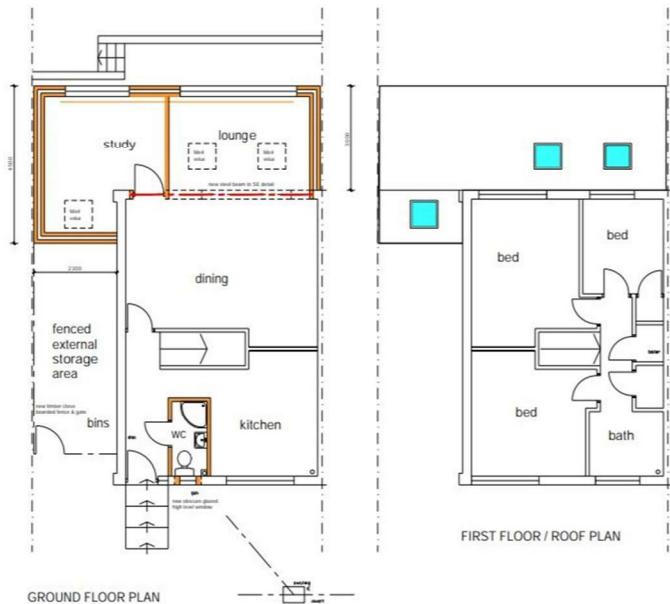
Modern bathroom suite, with shower over bath, low level flush WC, hand wash basin and bidet. Tiled walls and flooring, ceiling light point and central heating radiator.

Garden



Private garden, predominantly laid to lawn. Paved patio area and fenced boundary.

Potential Rear/ Side Extension



Benefiting from being an end terrace, the property most recently had planning approval for a rear and partial side extension.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

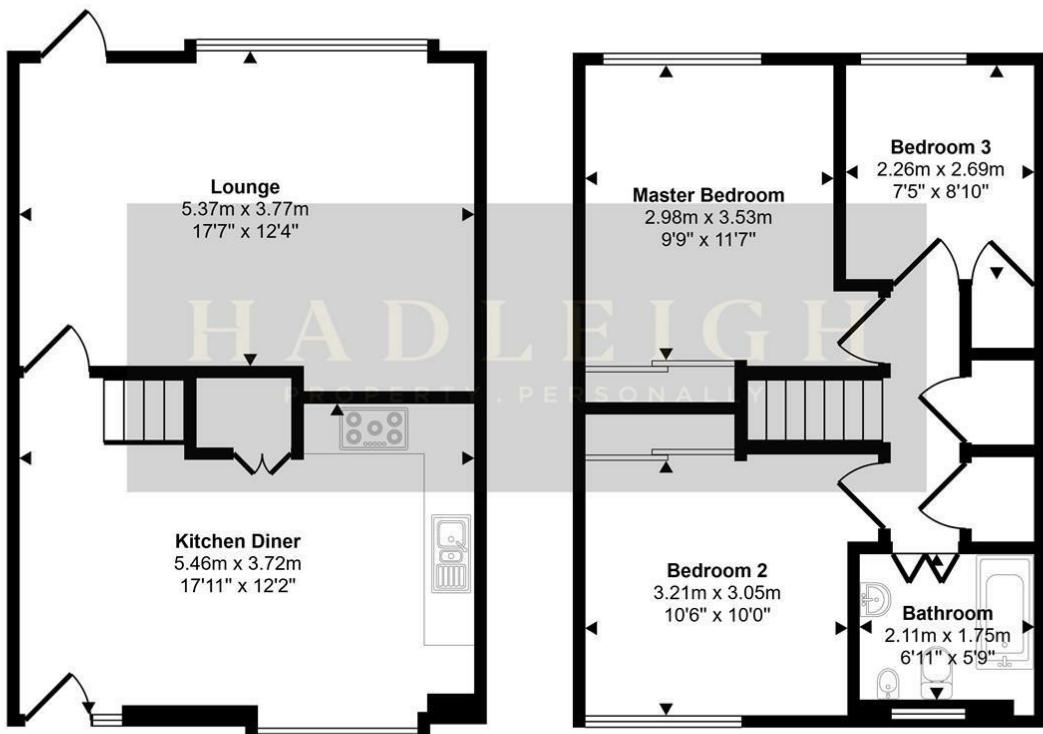
EPC - D

Council Tax Band - D

Calthorpe Communal Charge: £998 per annum approx.

Floor Plan

Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor

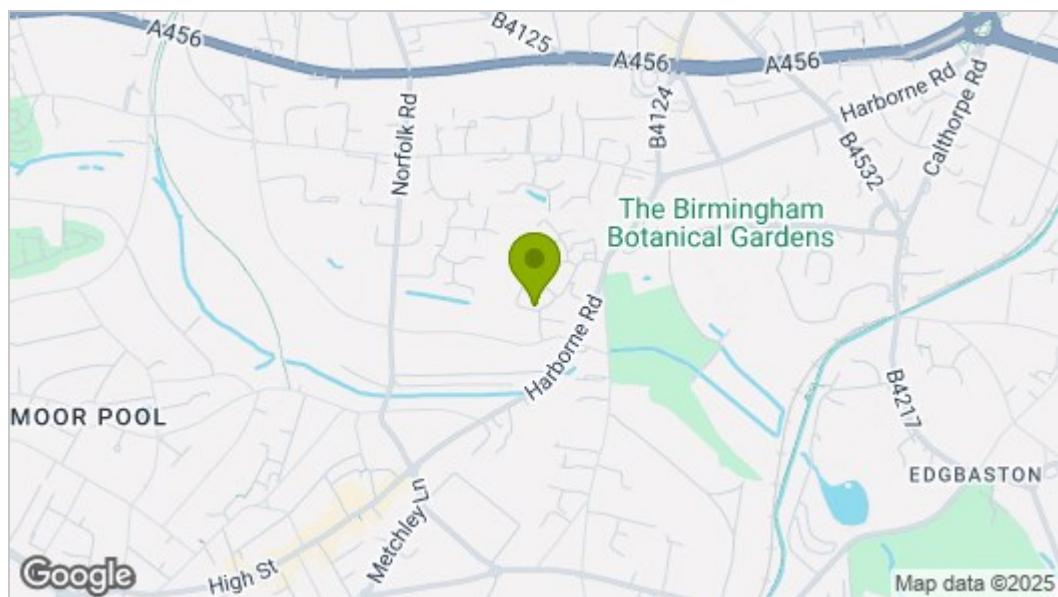
Approx 43 sq m / 466 sq ft

First Floor

Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

