



MCHUGO
HOMES

Niall Close, Edgbaston, B15 3LU



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Property Description

Positioned within a peaceful cul-de-sac on the prestigious Calthorpe Estate, this substantial four-bedroom detached family home extends to approximately 1,728 sq ft, offering generous and versatile accommodation within one of Edgbaston's most highly regarded residential settings. The property is introduced via a welcoming entrance hallway, leading through to a spacious L-shaped living and dining room. Flooded with natural light, this impressive reception space provides clearly defined areas for both relaxing and entertaining, creating an ideal environment for modern family life. The fitted kitchen is well appointed with a range of wall and base units, offering ample storage and workspace while enjoying a practical connection to the principal living accommodation. Beyond, a generously proportioned conservatory provides further reception space, overlooking the rear garden and creating an excellent setting to enjoy throughout the seasons. A convenient downstairs WC completes the ground floor. The first floor comprises four well-presented bedrooms, offering flexible accommodation for growing families, guest rooms or those requiring dedicated home working space. These are served by a well-appointed family bathroom. Externally, the property benefits from a private rear garden, providing an attractive outdoor setting for relaxing, entertaining and family enjoyment. To the front, a driveway provides off-road parking and leads to the integral garage, complete with an electric up-and-over door. Offering generous living accommodation, excellent versatility and an enviable position within the Calthorpe Estate, this impressive detached home presents an outstanding opportunity to acquire a family residence within one of Edgbaston's most desirable locations.

Area

Niall Close occupies a peaceful cul-de-sac position within the prestigious Calthorpe Estate, one of Edgbaston's most sought-after residential settings. Renowned for its attractive surroundings and strong sense of community, the estate offers a superb balance of tranquillity and convenience. Edgbaston Village and Harborne High Street are both within easy reach, offering an excellent selection of independent cafés, restaurants, boutique shops and everyday amenities, including Waitrose, Marks & Spencer Foodhall and the local conveniences of Chad Square. The Queen Elizabeth Hospital, the University of Birmingham and the wider Medical Quarter are all conveniently accessible, while Birmingham city centre is well connected via excellent road and public transport links. The nearby A456 and A38 provide straightforward access to the motorway network and Birmingham International Airport. Families benefit from an exceptional choice of highly regarded schooling, including Chad Vale Primary School, Hallfield School, The Priory School, Edgbaston High School for Girls, The Blue Coat School and the prestigious King Edward Foundation Schools. Leisure facilities including Edgbaston Priory Club, Edgbaston Golf Club, Edgbaston Cricket Ground and the Birmingham Botanical Gardens are all close by, further enhancing the appeal of this outstanding location.

Approach

Tarmac driveway and front garden laid to lawn, pathway leads to side gate and front door accessing:

Porch

Leading to:

Entrance Hall

Laminate flooring, carpeted stairs to first floor, recessed ceiling downlighters, understairs storage housing alarm panel and doors to

Lounge/Diner

Laminate flooring, double glazed windows with front aspect and into conservatory, sliding patio doors, gas fire with feature mantle surround, selection of recessed ceiling downlighters, TV, telephone and power points.

Kitchen

A range of wall and base mounted units, roll worktop surfaces with inset one and a half bowl stainless steel sink with draining area and mixer tap, integrated appliances of ‘Hoover’ double oven, four ring gas hob, plumbing for washing machine, fully tiled, double glazed windows and paneled door leading to garden.

Conservatory

Laminate flooring, selection of power points, pitched ceiling with light points and fitted blinds, double opening French doors to garden, part under floor heating and electric heater.

WC

Low level WC, wash hand basin, fully tiled obscure double glazed window, recessed ceiling downlighter.

Garage

Up and over electric door, fuseboard, window, door from garden.

First Floor Landing

Carpeted, hatch to loft, airing cupboard and doors to:

Bedroom One

Double glazed window offering front aspect, recessed ceiling downlighters, carpeted, power points.

Bedroom Two

Double glazed front facing window, fitted wardrobes, carpeted, power point, storage.

Bedroom Three

Rear facing double glazed window, carpeted, recessed ceiling downlighters, power point.

Bedroom Four

Rear facing double glazed window, storage, ceiling recessed downlighters, power points, carpeted.

Bathroom

Matching suite of bath with electric shower above, WC and wash basin within vanity unit, ceiling light point with three spot plate, obscure double glazed window with rear aspect.

Garden

Predominantly laid to lawn, fencing to boundary, mature shrubbery and flower beds to borders, paved patio area, shed, side gate access to front.

Further Details

Tenure: Freehold

EPC: D

Council Tax Band: F

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

Disclaimer

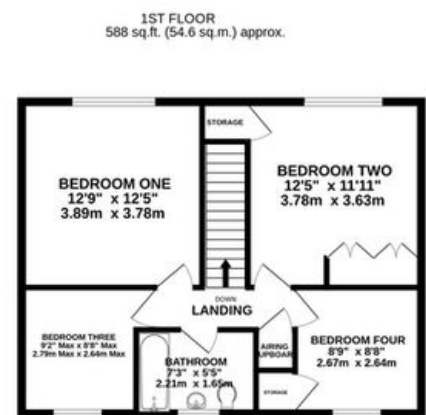
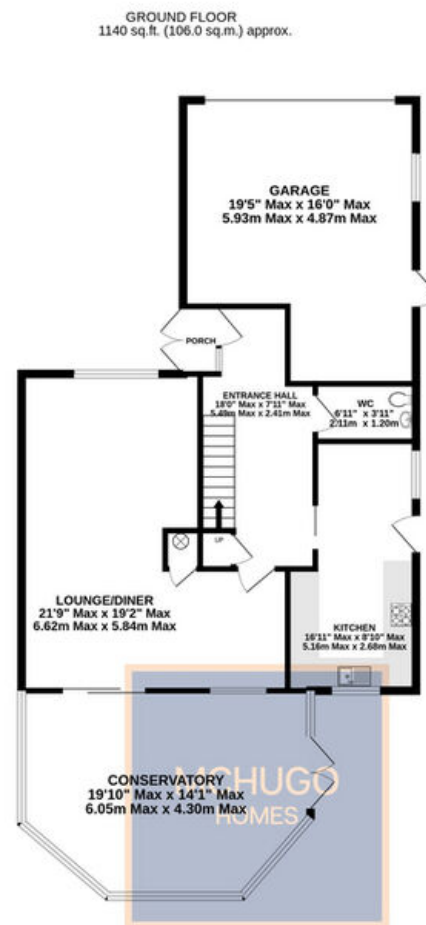
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Four bedrooms
- Detached family home
- 1,728 Sq Ft
- Open plan lounge/diner
- Separate kitchen
- Large conservatory
- Bathroom plus downstairs WC
- Garage
- Spacious rear garden
- Cul de sac location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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