



**Berrow Drive, Edgbaston B15 3UB**  
**£325,000**

**MCHUGO**  
HOMES

## Property

The accommodation includes a practical ground floor layout with a rear reception room, kitchen to the front and the benefit of a downstairs WC — a valuable feature for young families. Upstairs, three bedrooms are complemented by a family bathroom, providing a convenient configuration well suited to both professional tenants and small families. To the rear, the property enjoys a private garden offering outdoor space with minimal upkeep, while its end-terrace position allows for additional light and privacy compared to mid-terrace homes. Offered with garage en bloc.

## Area

Berrow Drive sits within the Calthorpe Estate, a historically significant and carefully managed estate dating back to the 18th century. Originally developed by the Calthorpe family, the estate was designed to offer high-quality residential living with green space, controlled development and long-term sustainability — principles that continue to protect values today.

The area remains popular with professionals working at the Queen Elizabeth Hospital, University of Birmingham, and Birmingham city centre, ensuring strong and consistent tenant demand. Properties within the Calthorpe Estate benefit from a reputation for stability, controlled planning, and long-term capital growth.

## Hall

Carpeted, ceiling light point, radiator, stairs to first floor and doors to:

## Downstairs WC

Obscure window to side elevation, low level WC, wash hand basin, radiator and ceiling light point.

## Kitchen

Two ceiling light points, sink with drainage, double glazed window to front elevation, radiator, wall and base units, built in storage, power points, space for appliances and plumbing for washing machine.

## Living Room

Two ceiling light points, carpeted, double glazed doors leading into rear garden, gas fire with mantle surround, radiator, power points, breakfast hatch into the kitchen and TV point.

## Landing

Ceiling light point, carpet, loft hatch with access to the loft via a pull down ladder, built in storage and doors to:

## Bedroom one

Double glazed window to rear elevation, built in wardrobes, carpeted, radiator, power points and ceiling light point.

## Bedroom two

Double glazed window to front elevation, built in wardrobes, carpeted, radiator, power points and ceiling light point.

## Bedroom three

Double glazed window to rear elevation, built in storage, carpeted, radiator, power points and ceiling light point.

## Bathroom

Double glazed obscure window to front elevation, part tiled walls, bath, wash hand basin, low level WC, radiator and ceiling light point.

## Garden

Low maintenance rear garden with a patio area for entertaining, lawn to lay, fence to boundaries, mature shrubs and trees, shed for additional storage.

## Further details

Tenure: Freehold

Council Tax Band: D

EPC: TBC

Calthorpe Estate Costs: £957 per annum

Utility supply, rights and restrictions:

Utility supply

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

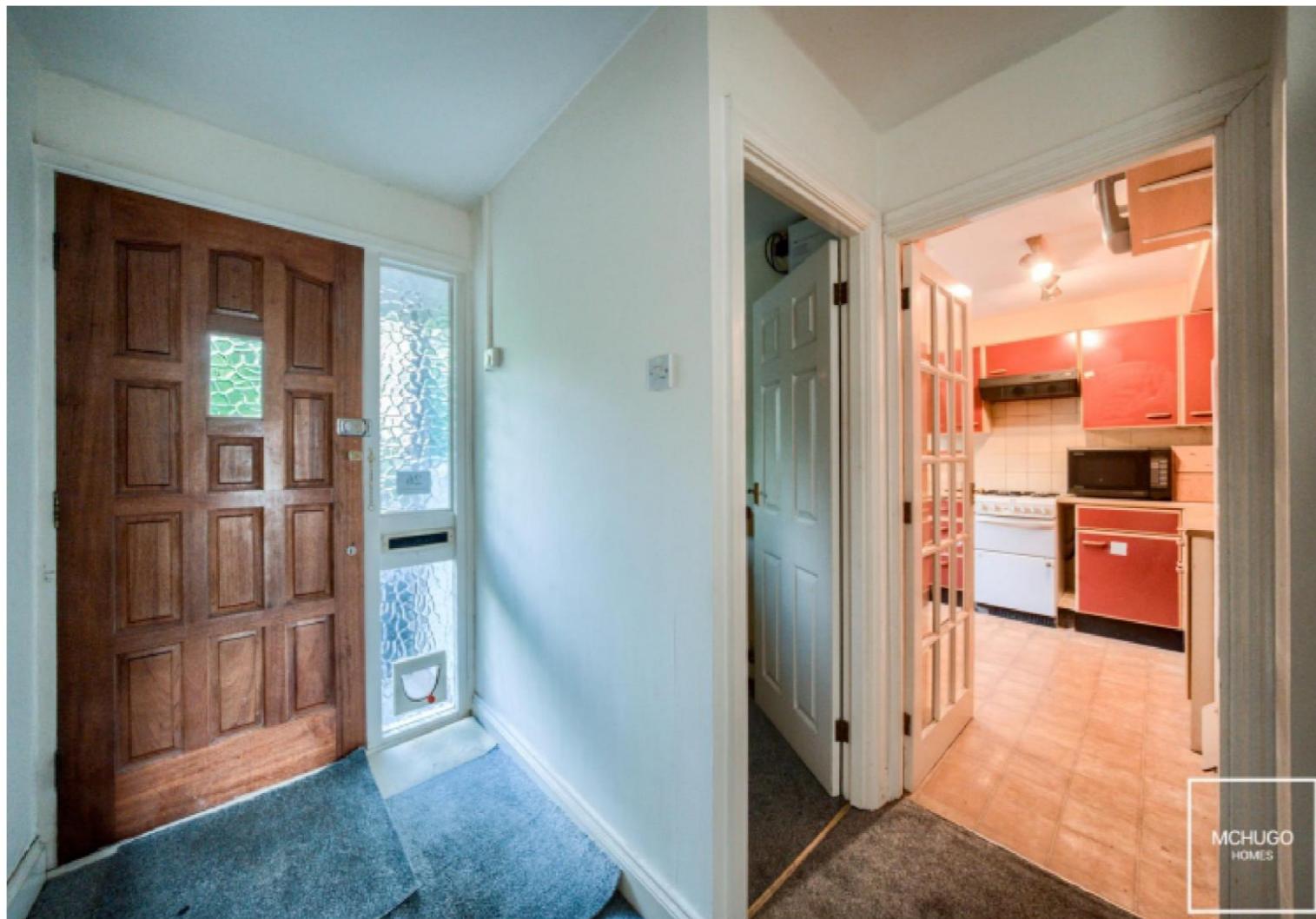
- Three bedrooms
- No upward chain
- Garage en Bloc
- Downstairs WC
- End terrace
- Ideal for investors
- Calthorpe Estate
- Rear garden
- Close to University & QC Hospital
- Freehold

## Disclaimer

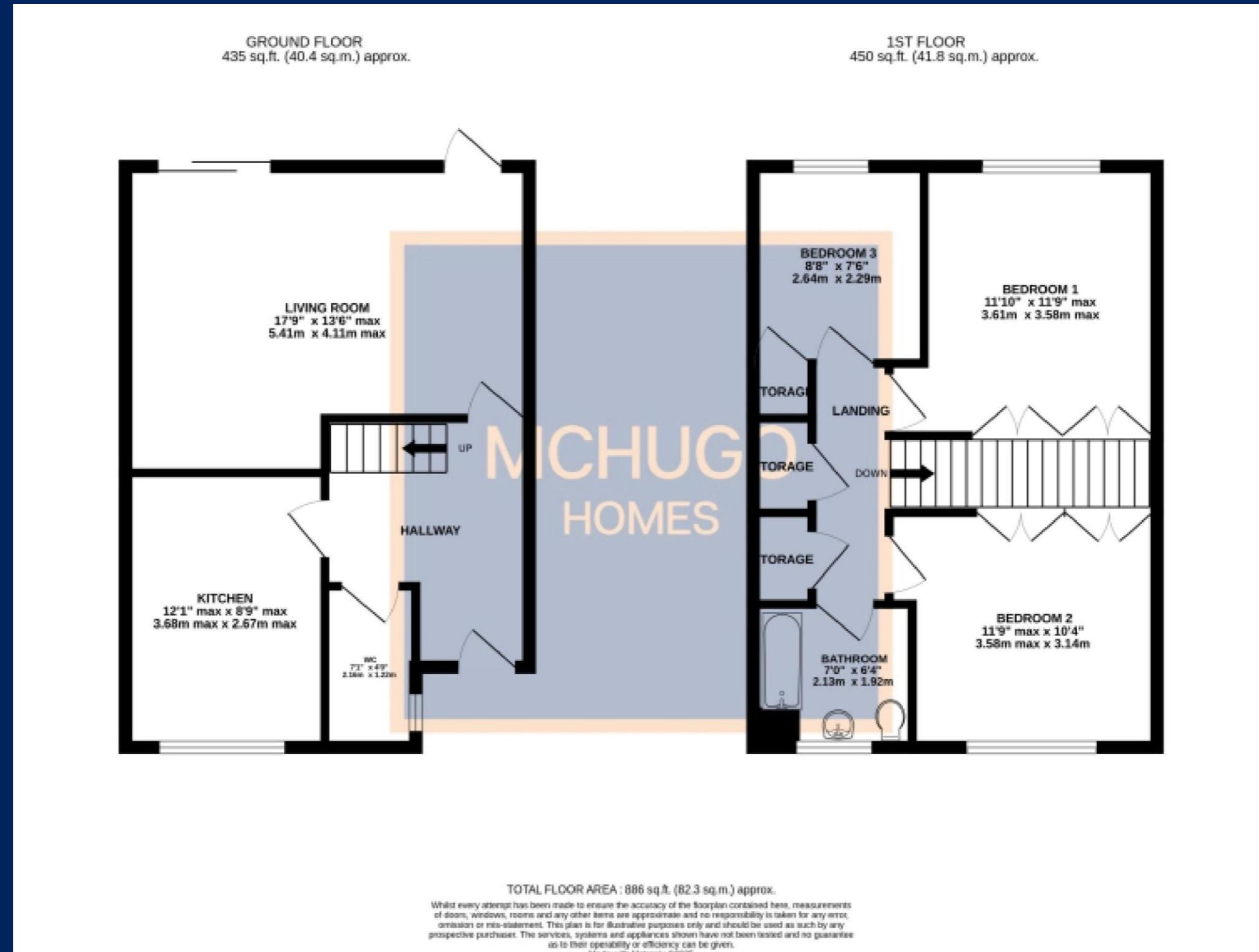
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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.









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