



**EARLY  
VIEWINGS  
AVAILABLE**

**£335,000 - £350,000**  
Calthorpe Road, Handsworth, B20 3LZ

This quiet and select development of just 5 properties is set back from Calthorpe Road and is perfect for first time buyers and families alike.



Property type A opens to a hallway with kitchen and dining room off to the left, cloaks nestled underneath the staircase and the reception room to the right with French patio doors opening to the garden off the lounge and dining room.

Upstairs are three generous bedrooms, principle with en-suite and the family bathroom completes the first floor. A garage adjacent to the property, off road parking for two cars and ample garden space offers the buyer opportunity for outdoor living.



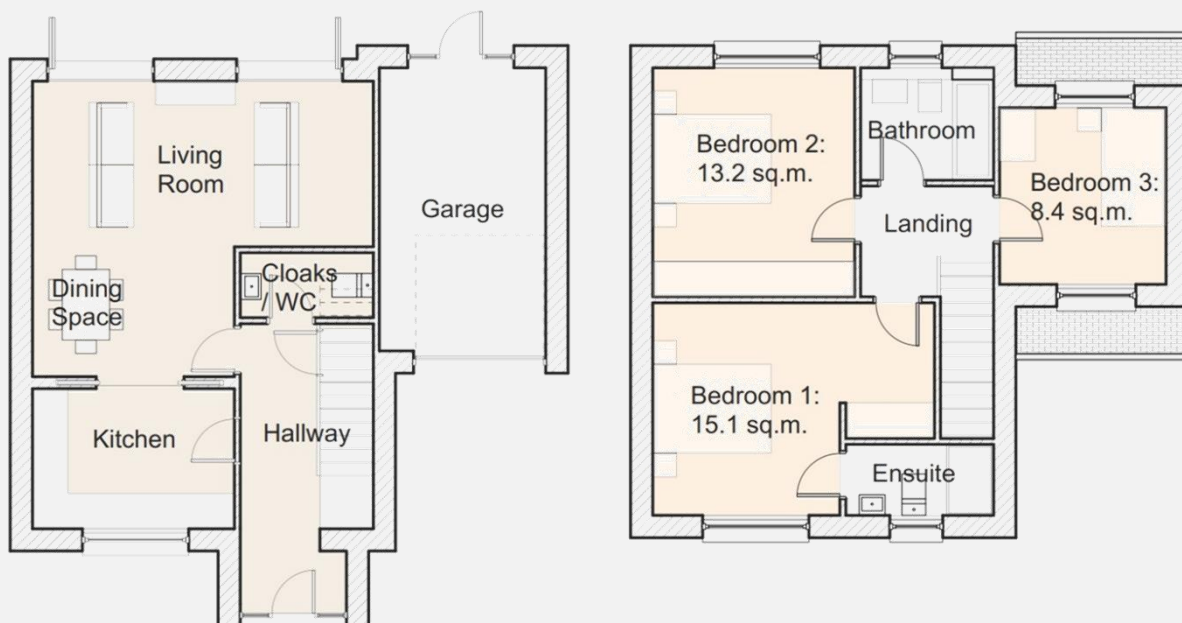
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**0121 353 9200**

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**Type B - £335,000**



Property type B enters through the hallway to find the staircase to the right, with cloaks, the kitchen off to the left and opening to open plan living dining room/reception area complementing modern family living with French patio doors opening to the garden.

Upstairs are three bedrooms, principle with en-suite and a family bathroom.  
An integrated garage, off road parking for two cars and garden space completes the property.

Approached from Calthorpe Road this select new build development occupies a quiet cul-de-sac location within easy reach of a wide range of amenities. Perry Barr One Stop shopping centre offers a comprehensive range of shops and restaurants and is only 0.3 of a mile away. Further complimented by Asda at Perry Barr. Good local shops and within easy reach with schools catering for all age groups including West Minster Primary School, St Claires Catholic Primary School and Holy Trinity Primary Academy. Perry Barr train station is within easy reach and provides a regular service to Birmingham City Centre with regular bus services again servicing Birmingham, Sutton Coldfield and Walsall.



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