



**10 Malcolmson Close, Birmingham, B15 3LS**

**Asking Price £1,250,000**

**PUBLIC NOTICE** – The vendor has been in receipt of an offer of £1260000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Hadleigh Estate Agents are delighted to offer this fantastic and substantial five bedroom detached property for sale. Located on the ever popular Malcolmson Close and offered with no upward chain, the property is set at the end of a private cul-de-sac.

Conveniently located for easy access into Harborne High Street, nearby Edgbaston Village and excellent links into Birmingham City Centre. Local schools are readily available, along with ample leisure facilities including the renowned Edgbaston Priory and Tennis Club.

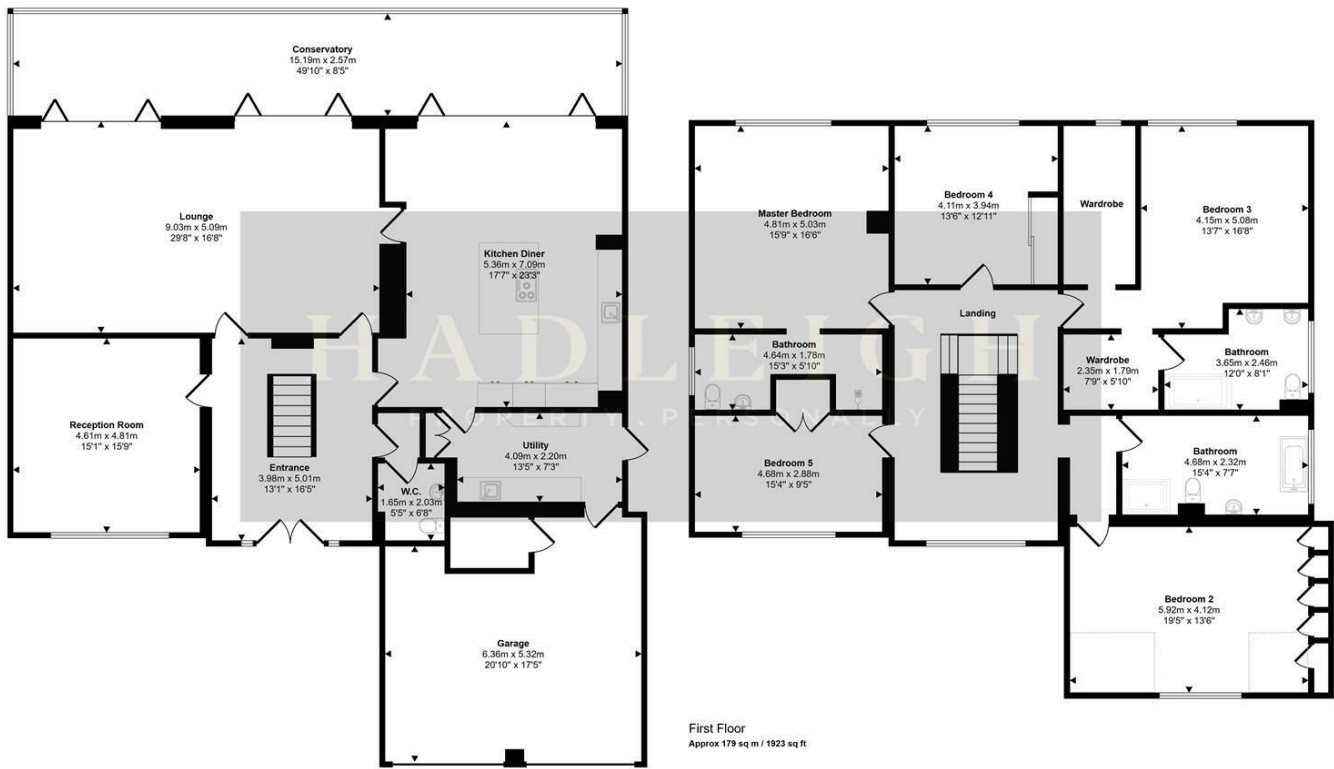
The property offers a large driveway for multiple cars, including gated entry. The spacious and welcoming entrance hallway with bespoke staircase leads to the first floor. An expansive kitchen diner with access to a further utility room and internal access through to the double garage. To the front of the property is a spacious reception room, further benefitting from a large and modern living room with feature fireplace. To the rear is an 'open style' dining terrace. Parts of the downstairs are benefitted with underfloor heating. Completing the ground floor is a guest WC.

The first floor offers master bedroom, complete with walk in wardrobe, dressing room and bathroom. An additional spacious bedroom boasts an en-suite with a further three large bedrooms on the first floor. Additional to the floor is a spacious and modern family bathroom, complete with walk in shower and bath.

To the rear of the property is a private garden, wrapping around to the side of the property.

Floor Plan

Approx Gross Internal Area  
410 sq m / 4414 sq ft



Ground Floor  
Approx 232 sq m / 2492 sq ft

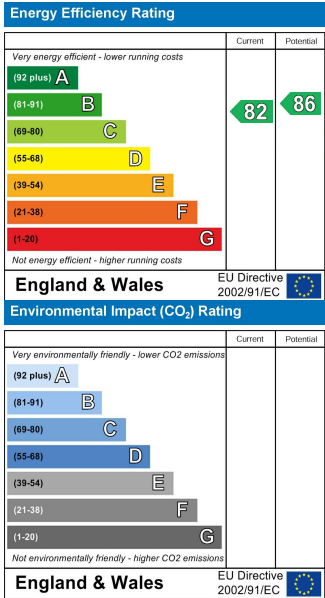
Denotes head height below 1.5m

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 Snaggy 360.

Area Map



Energy Efficiency Graph



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.