

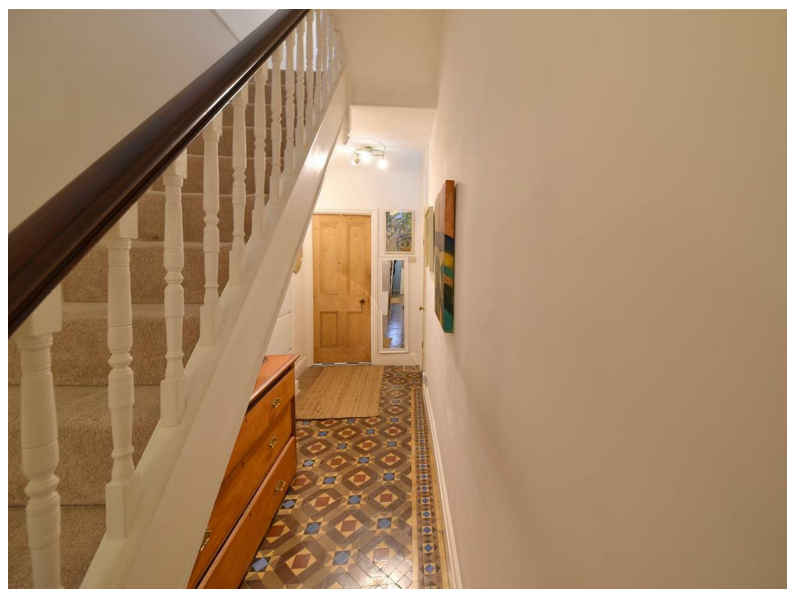
ENGLANDS



1 Melville Road

Edgbaston, Birmingham, B16 9LN

£499,000





PROPERTY DESCRIPTION

Traditional five bedroom, end of terrace property spans three floors and including a reception room, kitchen/utility room/family room, ground floor WC, ensuite shower room, bathroom and an additional shower room. A cellar offers additional potential and the property boasts a southerly facing garden.

The property occupies a good and convenient location in Melville Road, Edgbaston, close to the grounds of St. Augustine's Church and the St Augustine's Conservation Area. It is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham, the delightful grounds of Edgbaston Reservoir, Edgbaston Village also excellent amenities around Harborne High Street. The Hagley Road is a short distance away, providing access to the motorway network and regular transport services to comprehensive City Centre leisure, entertainment and shopping facilities.

The property is set back from the road way by a gravel driveway providing parking, along with a pathway and steps leading to the front door. Side access to garden is also available.

Please note the property benefits from no onward chain. The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:



Tel: 01214271974

Spacious double driveway with access to electric vehicle charging point. Porch canopy with entrance door having glass panelling over leading into:

VESTIBULE

Having ceiling light point and wall mounted meter cupboard. Stained glass panelled door leading to:

HALLWAY

Having original Minton tiled floor, stairs rising to first floor accommodation, radiator, two ceiling light points, ceiling rose and wooden lift hatch to good sized cellar.

DUAL ASPECT RECEPTION ROOM

3.68m max x 9.07m max (12'0" max x 29'9" max)

LIVING ROOM

Having UPVC double glazed bay window, wooden style laminate flooring, radiator, ceiling light point with ceiling rose, coving to ceiling, picture rail and feature fireplace having timber surround with tiled insert and hearth. Leading through to:

DINING AREA

Having UPVC double glazed doors leading to side garden, picture rail, coving to ceiling, wooden style laminate flooring, radiator, ceiling light point and ceiling rose.

DOWNSTAIRS WC

Having obscured UPVC double glazed window, low flush WC, wall mounted wash basin, ceiling light point and Minton tiled floor.

KITCHEN

5.04m max x 3.38m max (16'6" max x 11'1" max)
Having two ceiling light points, UPVC double glazed window plus bay window, integrated electric oven with induction hob and wall mounted extractor over. Partially tiled wall, plumbing space for dishwasher, two radiators, sink drainer with mixer tap, base units, square edged top work surface and tiled effect vinyl flooring. Leading to:

UTILITY AREA

Having plumbing for washing machines, recessed ceiling spotlights, tiled effect vinyl flooring and UPVC double glazed door leading to side garden.

FAMILY ROOM

4.79m max x 2.30m max (including utility) (15'8" max x 7'6" max (including utility))
Having panelled glass window, radiator, recessed ceiling spotlights, UPVC double glazed doors leading to garden and tiled style vinyl flooring.

Stairs rising to first floor accommodation.

LANDING

Having two ceiling light points, loft hatch to small storage area and stairs rising to second floor.

BEDROOM ONE FRONT

5.09m max x 4.81m max (16'8" max x 15'9" max)
Having ceiling light point with ceiling rose, radiator, UPVC double glazed window plus bay window with door leading to:

ENSUITE SHOWER ROOM

1.28m max x 3.34m max (4'2" max x 10'11" max)
Having wash hand basin with mixed tap and storage unit, low flush WC with "Uniflow" tank, radiator and recessed ceiling spotlights. Fully tiled shower cubicle with wall mounted drench shower head and telescopic shower head, extractor fan and tiled flooring. Door leading to:

BEDROOM TWO/DRESSING ROOM

3.24m max x 2.74m max (10'7" max x 8'11" max)
Currently being used as a dressing room. Having ceiling light point, radiator, UPVC double glazed window overlooking the garden.

BATHROOM

3.20m max x 1.86m max (10'5" max x 6'1" max)
Having wash hand basin, panelled bathtub with mixer taps and wall mounted shower head above, low flush WC, radiator, two ceiling light points, two obscured UPVC double glazed windows, partially tiled wall and cupboard with "Baxi" boiler and storage.

BEDROOM THREE REAR

3.27m max x 2.73m max (10'8" max x 8'11" max)
Having radiator, partial wall panelling, ceiling light point and UPVC double glazed window overlooking garden.

Stairs rising to second floor accommodation.

TOP LANDING

Having ceiling window, ceiling light point and storage cupboard.

BEDROOM FOUR REAR

3.39m max x 3.35m max (11'1" max x 10'11" max)
Having ceiling light point, radiator and UPVC window overlooking garden.

BEDROOM FIVE FRONT

4.09m max x 3.29m max (13'5" max x 10'9" max)
Having UPVC double glazed window, wall and ceiling light points and radiator.

SHOWER ROOM

1.69m max x 2.91m max into shower (5'6" max x 9'6" max into shower)
Having wash hand basin with mixer tap and storage unit, low flush WC with "Uniflow" tank, ceiling light point and radiator. Fully tiled shower cubicle with wall mounted drench shower head and telescopic shower head and extractor fan.

OUTSIDE

Southerly facing rear garden having patio leading up to gravel garden, fence panels and wall border, ornamental pond and a range of established evergreen shrubs. Door to side access.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D



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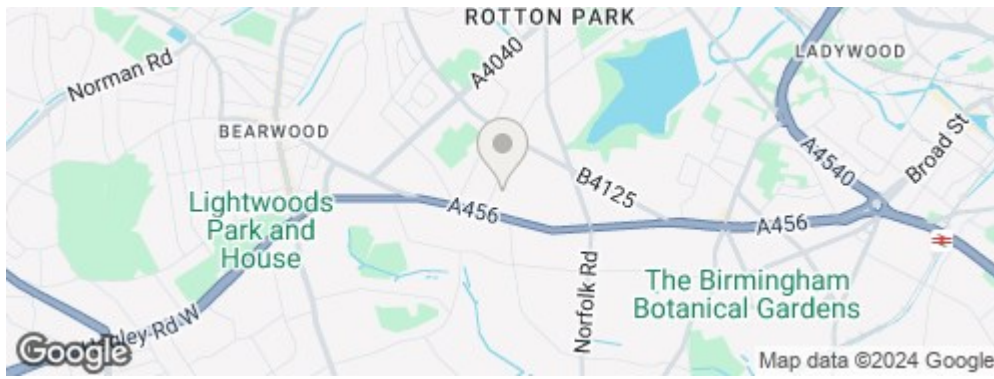




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ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOOR PLAN



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Misrepresentation Act 1967

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