

ENGLANDS

73 Vernon Road

Edgbaston, Birmingham, B16 9SQ





PROPERTY DESCRIPTION

Substantial detached property comprising gated driveway, two reception rooms, breakfast kitchen, ground floor cloaks/WC, four bedrooms to the first floor, one with en suite, family bathroom and two good sized attic rooms on the second floor. The property is situated on an extensive plot with potential for further development (subject to planning).

This considerable family home is situated in Vernon Road, which leads off Portland Road and continues into Clarendon Road. It is conveniently placed for easy access into Birmingham City centre. Edgbaston Village and Harborne High Street are readily accessible with an excellent range of shops, restaurants and bars and local motorway connections to the M5 and M6 are also nearby. The property overlooks Edgbaston Reservoir at the rear.

The property is set back from the road by a gated block-paved driveway, composite front door with glazed panel leads into:





RECEPTION HALL

Having tiled floor, double glazed window overlooking the front, radiator, and part glazed entrance door into:

PRIMARY HALLWAY

Having laminate flooring, radiator with ornate cover, panel detailing to walls, further radiator, stairs rising to first floor accommodation and two ceiling light points.

FRONT RECEPTION ROOM

18'2" max x 14'4" max

Having double glazed window overlooking the front elevation, two small windows to the sides with obscured glazing, laminate flooring, decorative coving to ceiling, ceiling light point, nine wall lights, fitted storage cupboards and panelling detail to walls.

REAR RECEPTION ROOM

21'8" max x 12'5" max

Having laminate flooring, wooden fire surround with marble-style hearth and insert, decorative coving to ceiling, seven wall lights, decorative panels to walls, two radiators, UPVC double glazed sliding doors leading out to the rear garden, plus further full height side window.



BREAKFAST KITCHEN

15'10" max x 9'3" max

Having a range of matching wall and base units, double Neff electric oven, recessed ceiling spotlights, ceiling light point, marble-style works surfaces with integrated drainer single bowl stainless steel sink with mixer tap over, two UPVC double glazed windows overlooking the rear garden, tiled floor, radiator, part complementary tiling to walls, built-in storage cupboards plus walk-in pantry with tiled floor, original window to the side, ceiling light point and fitted shelving.

GROUND FLOOR CLOAKS/WC

Ground floor cloakroom Having low flush WC, wash handbasin with mixer tap over and fitted into vanity storage unit, fitted cupboard, tiling to floors, ceiling light point, wall light, decorative coving to ceiling, radiator and part complementary tiling to walls.

STAIRS RISING TO FIRST FLOOR LANDING

LANDING

Spacious landing having ceiling light point, large alcove with double glazed UPVC window, (currently used as a study area), two radiators and stairs leading to second floor accommodation.



BEDROOM ONE

21'8" max x 14'1" max

Having UPVC double glazed full width window overlooking the rear garden, plus further UPVC double glazed window to the side, fitted wardrobes with overhead cupboards and storage, recessed ceiling spotlights and radiator.

ENSUITE BATHROOM

Having panelled bath, with centre taps part complementary tiling to walls low flush WC with concealed cistern, wash hand basin with mixer tap over fitted into vanity storage, full width mirrors to the wall, recessed ceiling spotlights and extractor fan.

BEDROOM TWO

15'10" max x 12'4" max

UPVC double glazed window overlooking front elevation, radiator, built-in wardrobes with overhead cupboards and dressing table unit with drawers, wash basin built into storage, two ceiling light points and wall light.

BEDROOM THREE

15'2" max x 12'2" max into recess

Having UPVC double glazed window overlooking the front elevation, fitted wardrobes with storage cupboards, laminate flooring, further fitted cupboards with dressing table unit and overhead cupboards, ceiling light point plus recessed ceiling light points.

BEDROOM FOUR

11'6" max x 9'7" max

Having double glazed window overlooking the rear garden, ceiling light point, radiator and laminate flooring.

BATHROOM

10'11" max x 6'10" max

Having inset bath, two UPVC double glazed windows with obscured glass, shower cubicle, recessed ceiling spotlights, extractor fan, low flush WC with concealed cistern, part complementary tiling to walls, radiator and vanity wash basin with mixer tap over set into storage unit.

STAIRS RISING TO SECOND FLOOR ACCOMMODATION







LANDING

Having recessed ceiling spotlights, radiator, laminate flooring and Velux window.

ATTIC ROOM ONE

12'5" max x 11'1" max

Having laminate flooring, recessed ceiling spotlights, radiator and UPVC double glazed window overlooking the rear garden.

ATTIC ROOM TWO

16'0" max x 11'2" max

Having laminate flooring, recessed ceiling spotlights, radiator and Velux window.

OUTSIDE

Double glazed UPVC door from the kitchen leads out to rear lobby having tiled flooring, gardener's WC and further storage room housing the wall-mounted Worcester gas Combi boiler, plumbing for washing machine and covered side area, which gives access to the rear garden also to the garage and front of the property.

GARAGE

Having fitted shelving, light point, utility meters, folding wooden doors to the front. Further gate into side area and having door to the front driveway and obscured glazed window.

REAR GARDEN

The property has the benefit of extra land at the rear which was purchased by the previous owners and comprises of extensive gardens including multiple paved seating areas, lawns, an excellent range of established evergreen shrubs, trees and flowers including roses pathway, leading to further lawned area with fruit trees, large wooden summerhouse, further large shed and views across to the reservoir.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: F

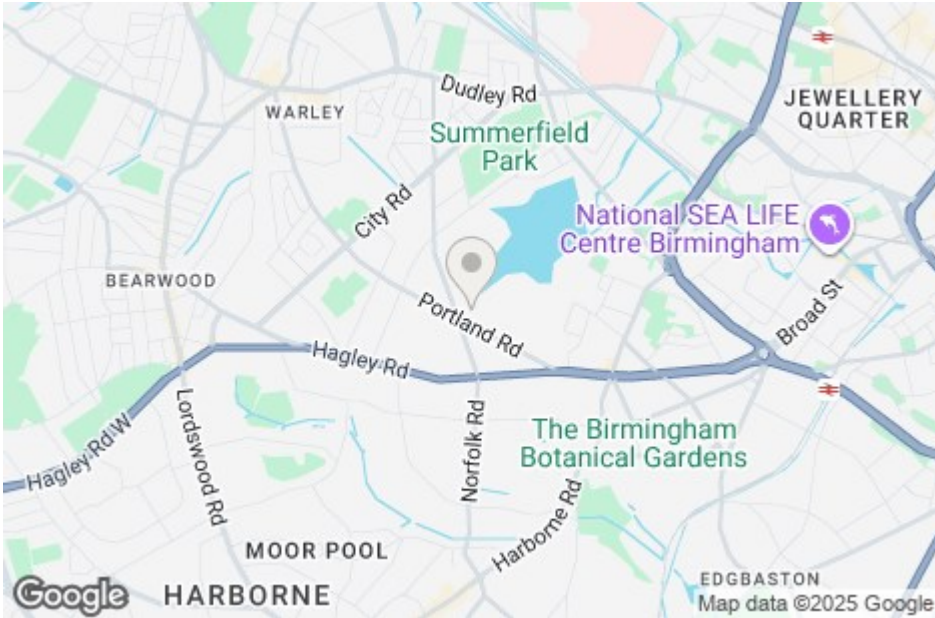




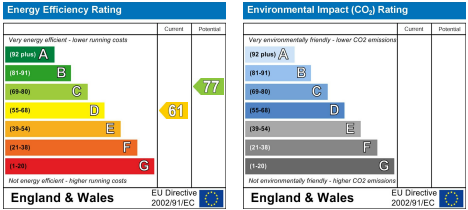
Floor Plan



Area Map



Energy Efficiency Graph



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