



Wheelleys Road, Edgbaston, Birmingham

---



# 68 Wheelleys Road, Edgbaston, **BI5 2LN**

---

An attractive white stucco townhouse with spacious and characterful accommodation set over three floors extending to 2,313 sq. ft. The property has been sympathetically refurbished to blend beautiful Victorian period charm with modern fittings.



 4  2  3   EPC  
E

**Guide price:** £895,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** F



## Location

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools.

Recreational facilities of particular note include, Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.

## Wheeleys Road

The property is approached by a pretty fore-garden with lawn, planted beds and mature hedges providing privacy.



A gated pathway to the left-hand side leads up to the house. The property is entered to the side via an attractive part-glazed door opening to the welcoming reception hallway. Doors radiate to the principal reception rooms and stairs rise to the first floor landing. There is a useful guest cloakroom WC, a door to the cellar and a stable door leading to the rear garden.

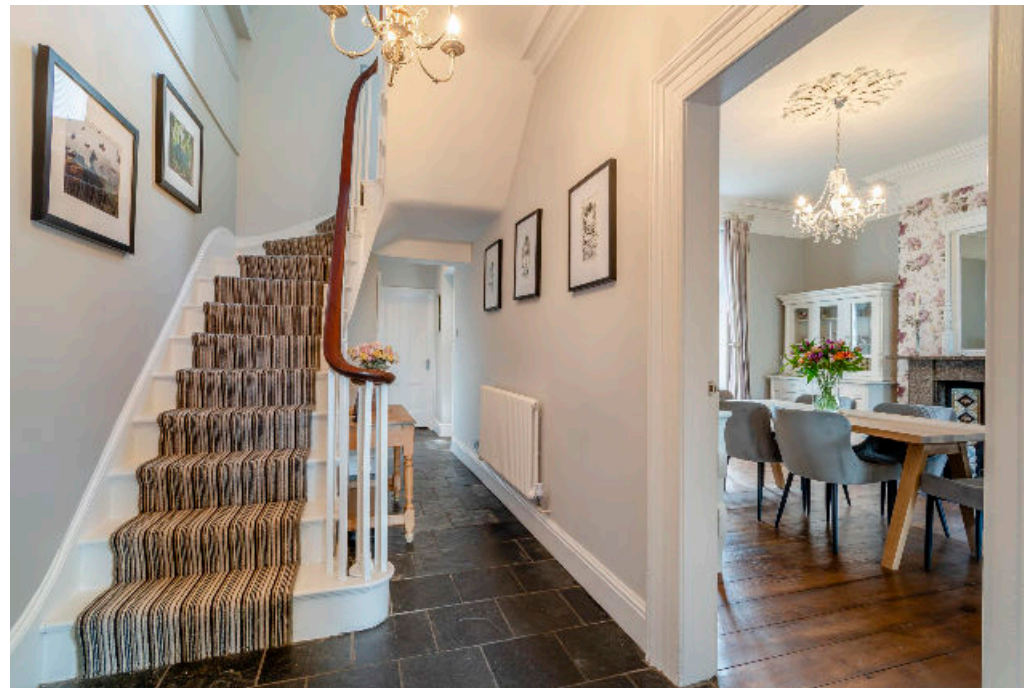
The two main reception rooms have been combined to create a versatile open-plan living space. To the front, two lovely, shuttered sash windows provide views of the front garden. The large sitting room has an attractive marble fireplace with pretty tiles and a stove-style gas fire creating a super focal point. A wide archway carries the accommodation through to the dining room making this space flexible and well-suited to entertaining. Glazed double doors open to the garden and a further door leads to the hallway. The dining room also has the benefit of a delightful fireplace with marble surround and further period features include ceiling roses, deep skirting boards and stripped flooring adding further interest to this stylish interior.



The breakfast kitchen is an excellent light and bright space, with the dining area being open plan to the kitchen, ideal for everyday family living. A charming window seat set into the wide bay window provides a super dining area with a view to the rear garden. The kitchen is well fitted with a good range of wall and floor mounted bespoke hand painted cupboards with luxurious Quartz worksurfaces and a good range of integrated appliances including fridge, freezer and dishwasher. The fabulous full-height glazed door with a window to either side provides access to the garden and lovely views.

The property also includes a useful cellar offering excellent storage space and also incorporating a laundry area with fitted units, sink and plumbing for washing machine.





## Upstairs

The turning staircase rises to the first floor central landing, where three double bedrooms can be accessed. The principal bedroom is situated to the rear of the house and enjoys a balcony overlooking the rear garden in addition to an en suite shower room.

There are two further double bedrooms to this floor both with fitted wardrobes and ornate feature fireplaces. The bathroom is beautifully fitted with half height panelling and roll top bath with a separate shower.

A further staircase rises to the second floor where the good-sized fourth bedroom is located. There is a dormer window to the rear.





## Garden

To the rear of the property is a most attractive garden with a terrace area and central lawn with mature borders to either side and a pathway leading through to the gated parking area to the far end providing secure off-road parking. The parking area is accessed via a shared access with electric gates off Yew Tree Road.

There is a charming brick-built summer house, ideal as a home office if required or equally useful as a home gym or hobby room.

## Mileages

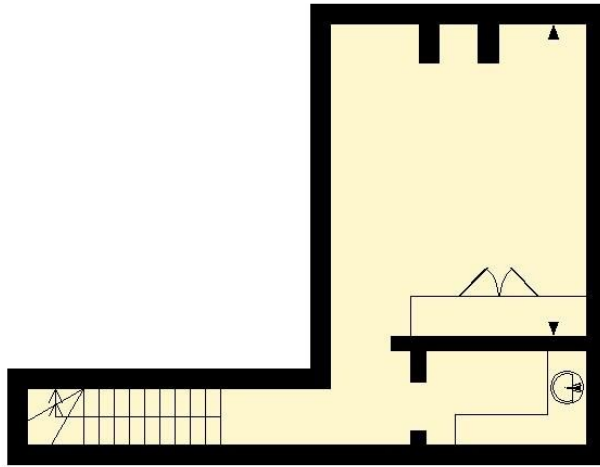
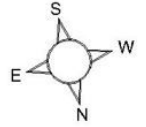
Five Ways railway station 0.2 miles, Edgbaston village 0.8 miles, Central Birmingham 1.7 miles, M5 (J3) 5.5 miles, Birmingham Airport/NEC 11 miles (all distances are approximate)



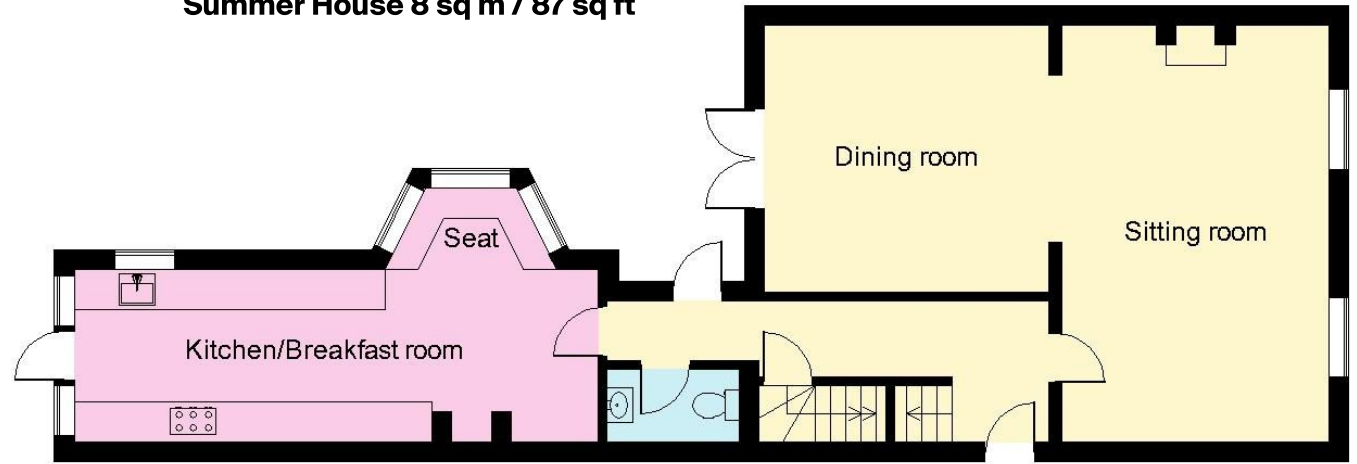


# Wheeleys Road

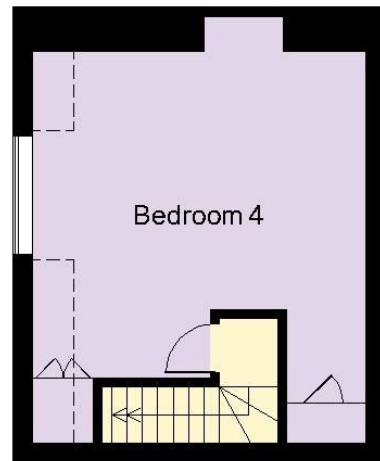
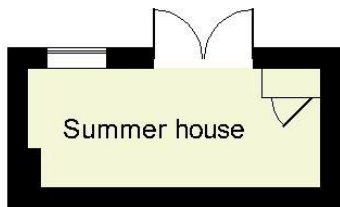
Approximate Gross Internal Floor Area  
Main House 215 sq m / 2313 sq ft  
Summer House 8 sq m / 87 sq ft



cellar



ground floor



second floor



first floor

**Knight Frank**

**Birmingham**

102 Colmore Row

Birmingham B3 3AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**I would be delighted to tell you more**

**Sarah Briggs**

0121 233 6400

[sarah.briggs@knightfrank.com](mailto:sarah.briggs@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

