



Chad Road, Edgbaston, Birmingham

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# 14 Chad Road, Edgbaston, Birmingham **BI5 3ER**

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A delightful detached family home set within a lovely corner plot of around 0.55 acre. The stylish interiors extend to approximately 3,536 sq ft (including outbuildings) in total and the accommodation comprises a spacious and flexible layout. The in and out driveway provides parking for multiple vehicles in addition to the double garage.



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**Guide price:** £1,750,000

**Tenure:** Available freehold

**Local authority:** Birmingham City Council

**Council tax band:** H



## Location

The property is conveniently situated two miles west of Birmingham City Centre and is easily accessible by regular busses or tram nearby on Hagley Road. Fiveways railway station is less than one mile away and just one stop from Birmingham New Street station. Access to the Midlands' motorway network can be found via J6 of the M6 (4.5 miles) and J3 of the M5 (5.5 miles).

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. Chad Vale Primary School is also very convenient. 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.

## 14 Chad Road

A charming detached family residence, built circa 1937. The property has been renovated throughout with stylish quality fittings combined with beautiful period features. The accommodation is set out over two floors and provides a practical layout with flow of accommodation, ideal for both everyday family living and for entertaining.

The house is entered via an open entrance porch with a solid wood six panel front door leading into the spacious reception hall, from here doors radiate to the kitchen and three reception rooms as well as the guest cloakroom W.C.

The elegant sitting room boasts sash windows overlooking three elevations, with double doors leading to the garden. The room features an original oak strip floor and a stunning marble fireplace with coal effect gas fire.





The dining room is a wonderful further reception with sash bay window to the front, dark patterned wallpaper and an imposing black marble fireplace with coal effect gas fire. There are two doors from the dining room; one leading to the reception hall, the other linking directly to the kitchen.

The TV room/snug is a cosy and inviting room which would also make for an ideal playroom or study if required. There are two sash windows to the side terrace, full height built-in bookshelf, and a feature fireplace with coal effect gas fire.

The breakfast kitchen was enlarged as part of the renovation works and includes a lovely seating area flooded with natural light and set beneath a large rooflight. There are glazed double doors which open out to the terrace and rear garden. Just off the breakfast area is a useful utility room with space and plumbing for a washing machine and tumble dryer.

The kitchen itself boasts brushed stainless-steel units with polished granite worktops. There is a five ring gas hob with extractor over, a Miele electric oven and grill, integrated dishwasher and space for an American style fridge freezer. The kitchen continues along a short corridor towards the dining room, off which is an alcove with drinks station including an under-counter fridge and large fitted wine rack.

The first floor accommodation is set around a lovely central landing. The principal bedroom suite enjoys splendid views over the garden via two sash windows. This is a particularly spacious room with a magnificent marble fireplace with coal effect gas fire, and comprehensive fitted wardrobes to one wall. The en- suite bathroom is an excellent size and has mosaic tiling to the floor and shower enclosure, bath set into limestone tiled surround and wash basin with large dark wood vanity unit.

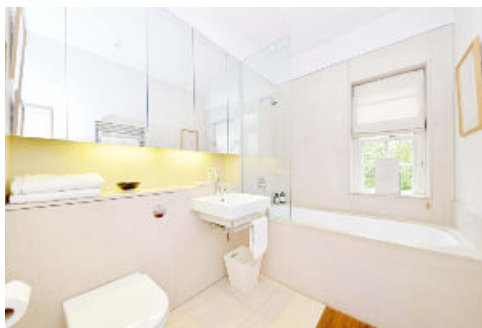
Bedroom two is an elegant room with three sash windows to the front elevation, and a feature fireplace with coal effect gas fire. The remaining three bedrooms are all of double size, with bedroom five having fitted wardrobes to one wall. These bedrooms are served by well fitted house bathroom with limestone tiling.







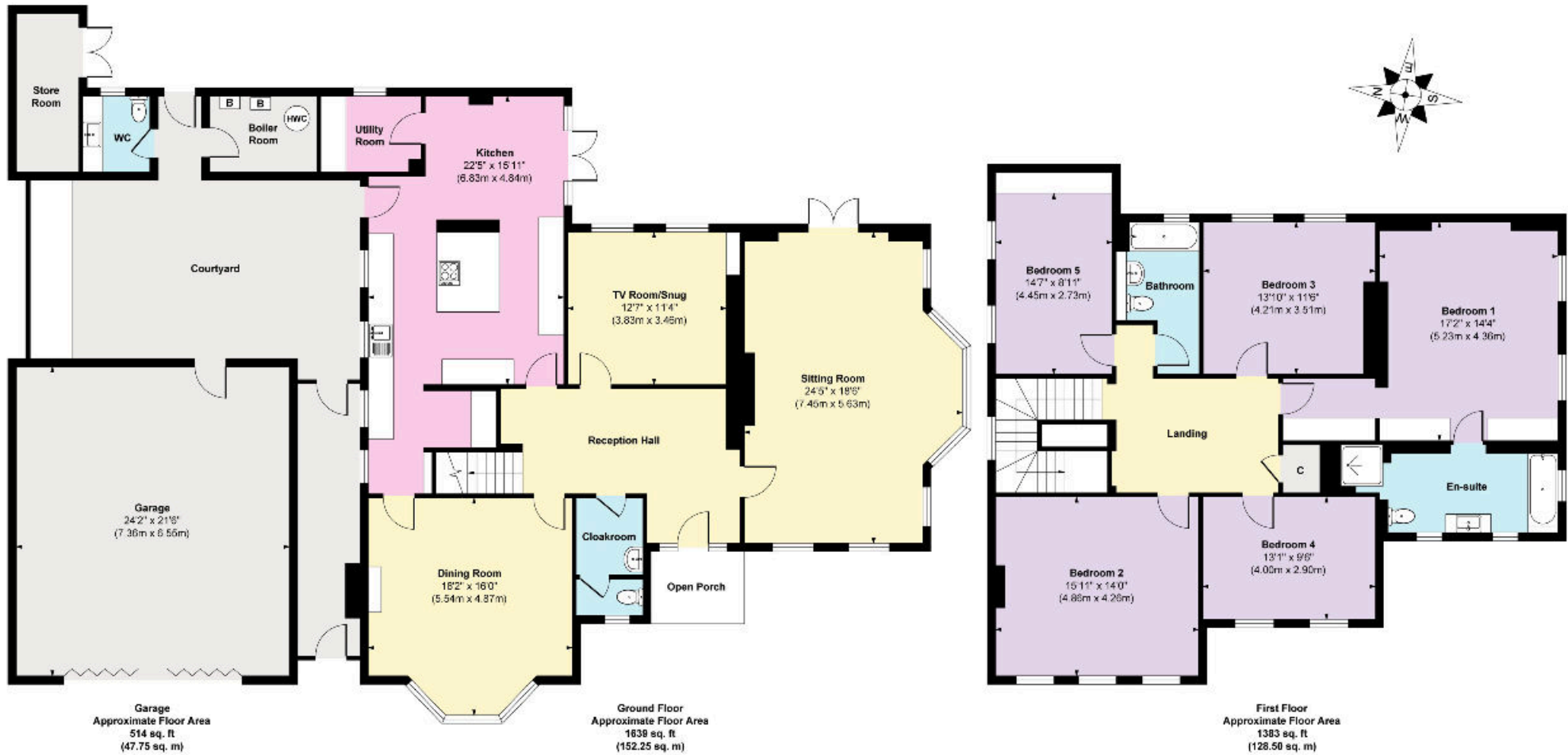




The first floor accommodation is set around a lovely central landing.

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Approximate Gross Internal Floor Area  
328.5 sq m / 3536.1 sq ft





## Garden

To the front of the house is an in/out driveway with a low-level blue brick wall with mature foliage. To the left hand side of the driveway is the detached double garage with side sliding door and pedestrian door leading to the enclosed courtyard to the rear. The courtyard has a contemporary feel with painted rendered walls, paving set around a small rectangular lawn, and a water feature fishpond with waterfall, ideal for entertaining with access to the kitchen and through to the rear garden. Off the courtyard are useful outbuildings including a gardeners' W.C., boiler room and garden store.

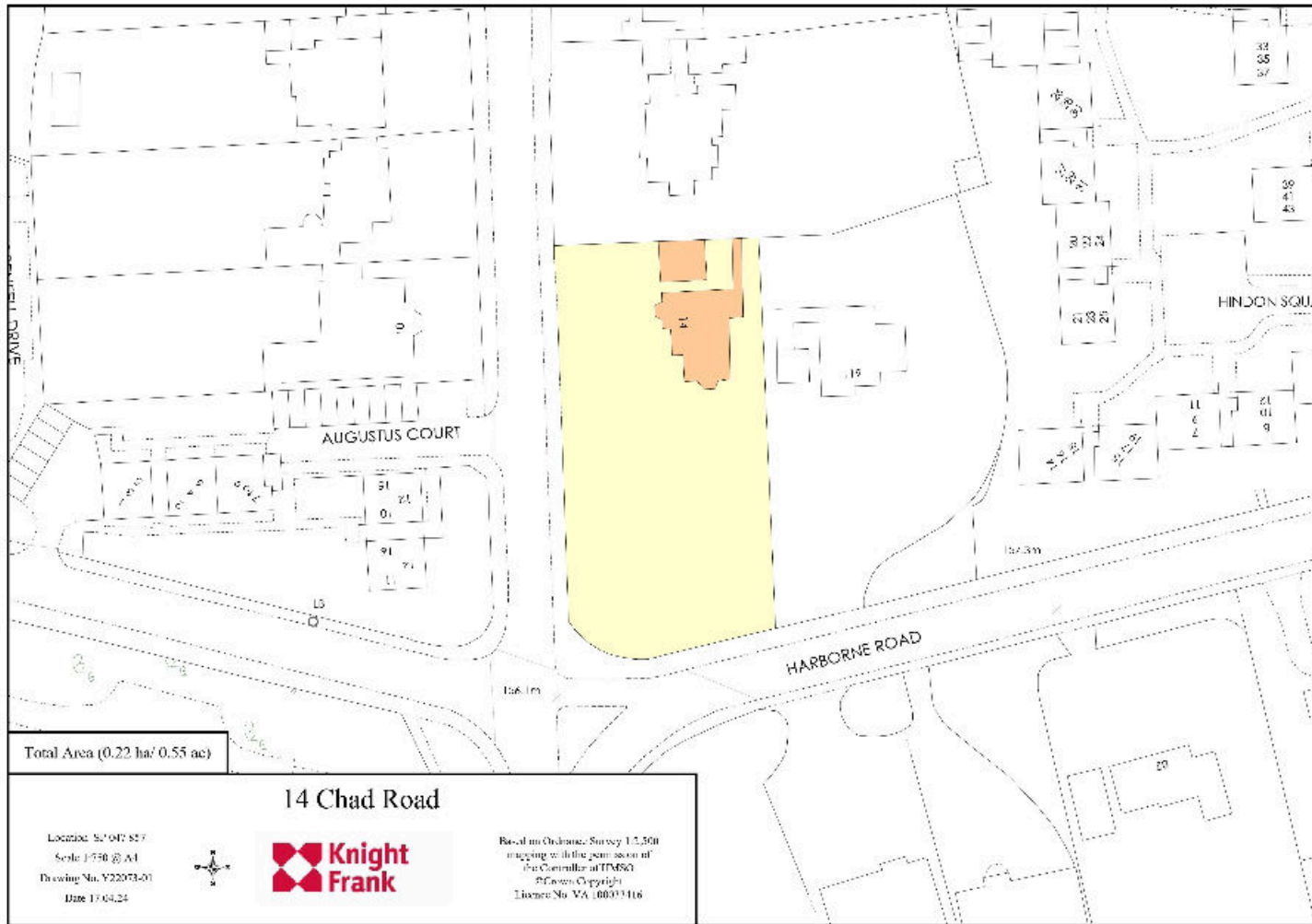
The main garden enjoys a sunny southerly aspect. There is a large paved terrace to the rear and side, beyond which is an expansive area of lawn. There is a wealth of mature shrubs and trees surrounding the plot which includes a charming woodland walkway. To one side of the garden is a substantial timber outbuilding providing excellent additional storage. Total plot approximately 0.55 acres.











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I would be delighted to tell you more

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