



19 Yew Tree Road, Edgbaston, Birmingham **B15 2LX**



19 Yew Tree Road, Edgbaston, **BI5 2LX**

19 Yew Tree Road is a beautiful Grade II-listed house on a charming road in Edgbaston. With over 4,200 square feet of living space, and a south-facing garden, this really is a must-see family home!

Combining period features with sensitive modern additions, 19 Yew Tree Road is located on the exclusive Calthorpe Estate, close to Edgbaston Village, the Priory Club, the many excellent local schools, the Botanical Gardens, Five Ways Railway Station and Birmingham city centre.



Guide price: £1,100,000

Local authority: Birmingham City Council

Council tax band: F

The Property

This fine, double-fronted Victorian town house was built circa 1860, with a more recent extension providing a bright, open-plan family and dining room. Tastefully decorated, and loved by its current owners, the house is flooded with natural light.

The property has numerous character features, including a wonderful Minton tiled floor in the reception hall, high skirting boards and ceilings, sash windows, and splendid marble fireplaces in the two principal reception rooms.

On the ground floor, an entrance vestibule leads to a central tiled reception hall, which opens onto spacious sitting rooms on either side, each of which has its original floorboards and a working marble fireplace. The hall leads on to a lovely, fitted kitchen (with its own pantry/utility area) that opens out into a family/dining room, which has double-glazed bifold doors leading out onto the south-facing gardens.

To the rear of the ground-floor hallway is a cloakroom area, a sizeable study, and a doorway down to the cellars.

The bright first-floor landing leads to a superb master bedroom suite, containing an en suite dressing area and shower room. There are two further double bedrooms on this floor, along with a family bathroom. On the second floor, a landing leads off to bedrooms four, five, and six. All are generous in size, and the largest of them is served by an en suite shower and dressing area. The sixth bedroom also leads to two considerable upstairs storage areas.

This wonderful house also has a small self-contained annexe with a bedroom and kitchen. This well-decorated, flexible space could be used by an older child, or for a hobby or home office.







Boasting a wealth of period features, this property also offers flexible, everyday living space



Gardens & Grounds

The front of the house is set behind a low brick wall with railings and plantings, and the driveway provides ample parking. The delightful rear, part-walled gardens are south-facing and have a secluded feel.



Location

Edgbaston is one of Birmingham's most exclusive areas, and Yew Tree Road is a handsome, quiet road filled with listed properties, set on the renowned Calthorpe Estate. Close by are the restaurants and boutiques of Edgbaston Village, plus a range of schools including King Edward's School, Edgbaston High School for Girls, Hallfield Preparatory School, The Priory, West House, and Blue Coat.

Recreational facilities include Edgbaston and Harborne Golf Clubs, several tennis clubs including Edgbaston Priory Lawn Tennis and Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, and Edgbaston Botanical Gardens and Archery Club.

Distances

Five Ways railway station 0.2 miles, Edgbaston village 0.5 miles, Central Birmingham (including New Street Station) 1 mile.

Services

Mains water, drainage, gas and electricity.





Total Area: approx 395.4 m² ... 4256 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

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I would be delighted to tell you more

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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.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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