



219 BRISTOL ROAD, EDGBASTON

Birmingham, B5 7UB



A CHARMING GRADE II LISTED PERIOD TOWN HOUSE

A beautifully presented Grade II listed semi-detached residence with gated driveway and extended open plan kitchen and family room.



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EPC

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Local Authority: Birmingham City Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,075,000

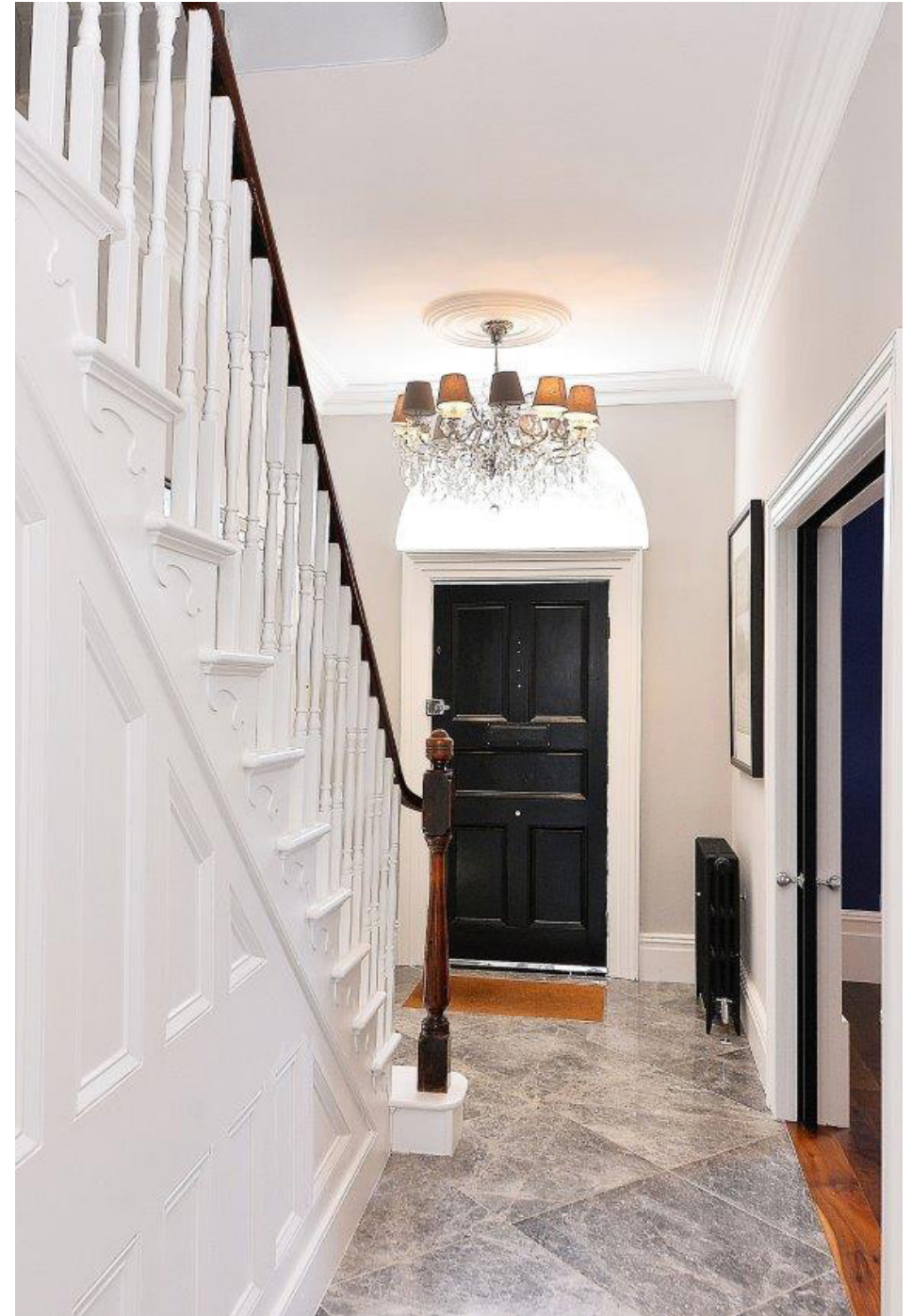


219 BRISTOL ROAD

Set back from the road, 219 Bristol Road is approached via automated gates to a large driveway providing ample parking for multiple vehicles and access to the garage.

This attractive and well presented period semi-detached home extends to over 3,500 sq ft in total and offers traditional period features combined with contemporary and stylish fittings ideal for everyday modern life.

The property is entered from the main entrance door that leads to the welcoming reception hallway with elegant staircase. From here doors radiate to the two splendid reception rooms, both with feature fireplaces and high skirting boards. In addition, there is a most magnificent open plan kitchen, breakfast and family room to the rear of the property enjoying views of the landscaped rear garden.







The kitchen has been fitted with a range of base and wall mounted cupboards, together with generous work surface areas and a feature large central island unit which also serves as a breakfast bar to the one side and has a sink unit with flexi mixer spray tap. Integral appliances include a Miele microwave and coffee machine, dishwasher, Falcon range cooker, and large American style fridge freezer. Two sets of French doors open out onto the rear terrace.

The extended family room offers a superb everyday living area off and benefits from a large atrium to the roof allowing for excellent natural light.

The first floor is accessed via an elegant staircase from the main reception hallway. The principal bedroom overlooks the front aspect and includes an en suite. Bedroom two also benefits from en suite facilities. The main bathroom features a roll top bath and views of the rear garden, adjacent is bedroom three. Bedroom four is accessed via a separate staircase leading from the ground floor breakfast room and would make an ideal study or dressing room to bedroom three if required.



GARDENS & GROUNDS

The front of the property is accessed via electric gates opening to a large driveway providing parking for numerous vehicles. The rear garden provides a spacious terrace area with central ornamental garden. There is further lawn and mature planted borders. This provides a lovely entertaining area with doors connecting through to the kitchen/ family room. The total plot extends to 0.23 acres.

Servives

Mains water, electricity, gas and drainage are connected.









Disclaimer

This floor plan is for illustrative purposes only.
Measurements are approximate only.
Please check all information before making any decisions.
For more information please contact the agent.

Total House Area (Excluding Outbuilding)

= approx 329.7 Sq.metres [3,548.7 Sq.ft]

Approximate Gross Internal Area = 329.7 sq m / 3,548.7 sq ft

We would be delighted
to tell you more.

Sarah Briggs
0121 233 6400
sarah.briggs@knightfrank.com

Knight Frank Birmingham
103 Colmore Row, Birmingham
B3 3AG

knightfrank.co.uk

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