



1, THE PADDOCKS, EDGBASTON

Birmingham, B15 1JB



A LOVELY DETACHED FAMILY HOME

Set in a convenient location for Edgbaston amenities and enjoying a wonderfully discreet and secure gated setting, with private south facing garden.



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EPC

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Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

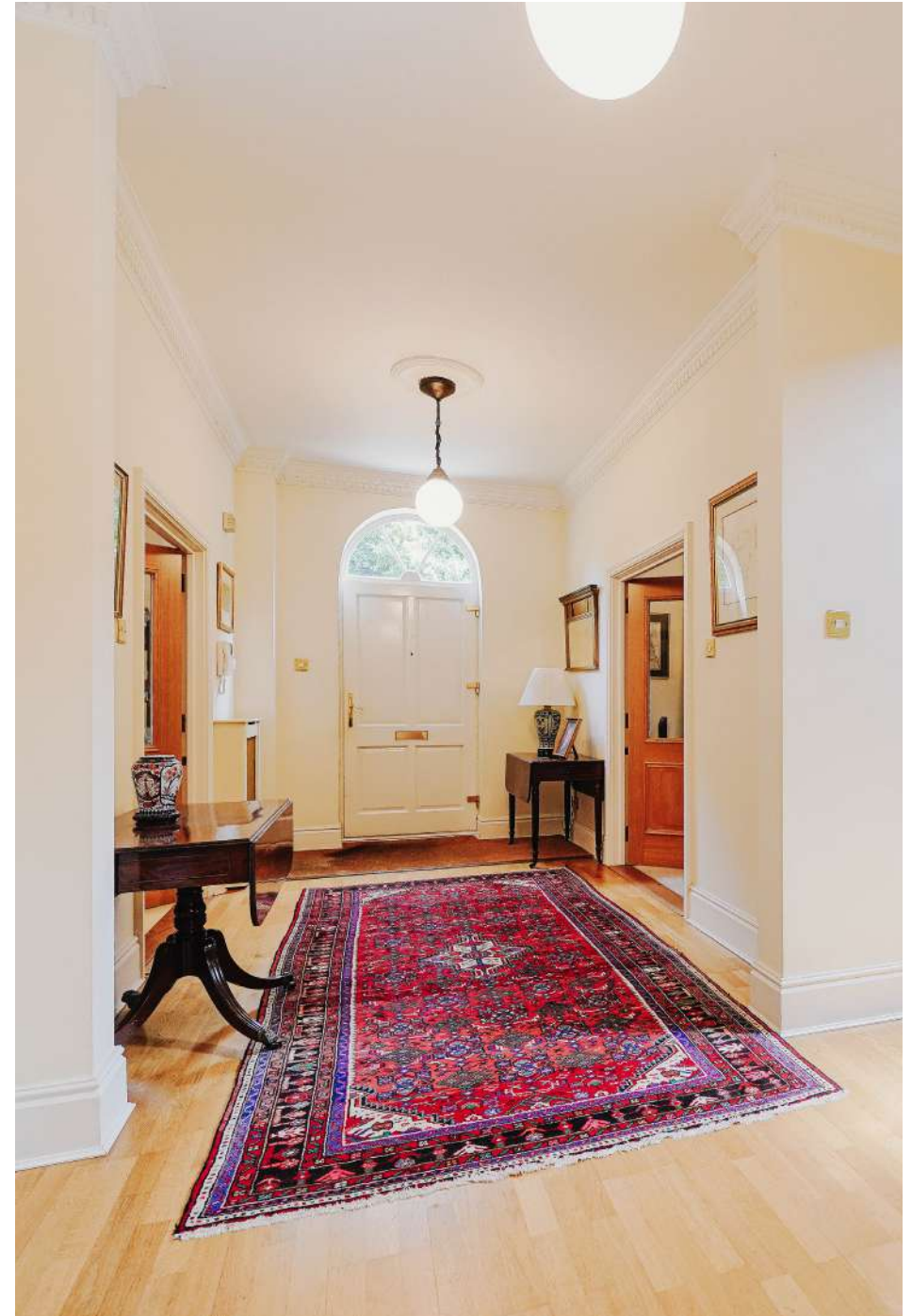
Guide Price: £1,600,000



1 THE PADDOCKS, EDGBASTON

The Paddocks is discreetly located to the very end of Frederick Road on the prestigious Calthorpe Estate, with electric gates leading into the exclusive development of just 3 executive houses. The property benefits from allocated parking spaces, as well as additional parking to the front of the double garage. There is an extremely well-maintained private garden to the rear, enjoying a superb south facing aspect.

The well-proportioned accommodation is beautifully presented throughout and extends to around 3478 sq. ft. (323 sq. m) in total.







The property is approached via a delightful front garden area and the entrance door leads to the spacious reception hallway, from here doors radiate to the principal reception rooms including a dining room and snug both overlooking the front aspect. To the rear of the property there is a beautiful sitting room with feature fireplace and French doors providing access to the garden and terrace area.

The sizeable kitchen benefits from glorious views of the rear garden and is fitted with a range of cupboards. The kitchen flows into the breakfast room which is flooded with natural light and features doors leading to the rear garden. Off the breakfast room there is a study with further doors leading out to the side aspect, this room could be used as a playroom or hobby room if required. There is also a useful utility room which in turn provides access to the double garage.

The principal suite comprises a fine double bedroom with fitted wardrobes and an attractive aspect over the rear gardens, whilst served by an en suite bathroom. Bedroom two also benefits from en suite facilities and there are two further double bedrooms and a family bathroom. To the second floor, there is bedroom five.



GARDENS & LOCATION

The delightful and well maintained south facing gardens lie mainly to the rear of the house and enjoy a wonderfully private aspect. There is a paved seating terrace and good expanse of lawn with mature borders and an abundance of planting. A side path leads to the wrought iron pedestrian gate back onto the front drive.

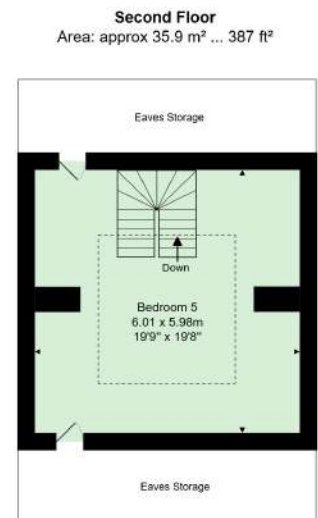
The property is very conveniently placed for access to Five Ways railway station on Birmingham Middleway (affording access to Birmingham New Street), and to Birmingham City Centre, which lies only approximately 1 mile to the north.

Frederick Road is also well placed for the local amenities within Edgbaston village. There are a range of school options in the area including West House, BlueCoat, Hallfield and Edgbaston High School for Girls.









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Total Area: approx 323.1 m² ... 3478 ft²

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

We would be delighted
to tell you more.

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