



51 CHURCH ROAD, EDGBASTON, BIRMINGHAM

B15 3SJ



A SUPERB PROPERTY OFFERING EXCELLENT FURTHER POTENTIAL

A delightful family home situated on a mature 0.36 acre plot and benefitting from further potential for extension and renovation subject to consents.



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EPC

F

Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and drainage.

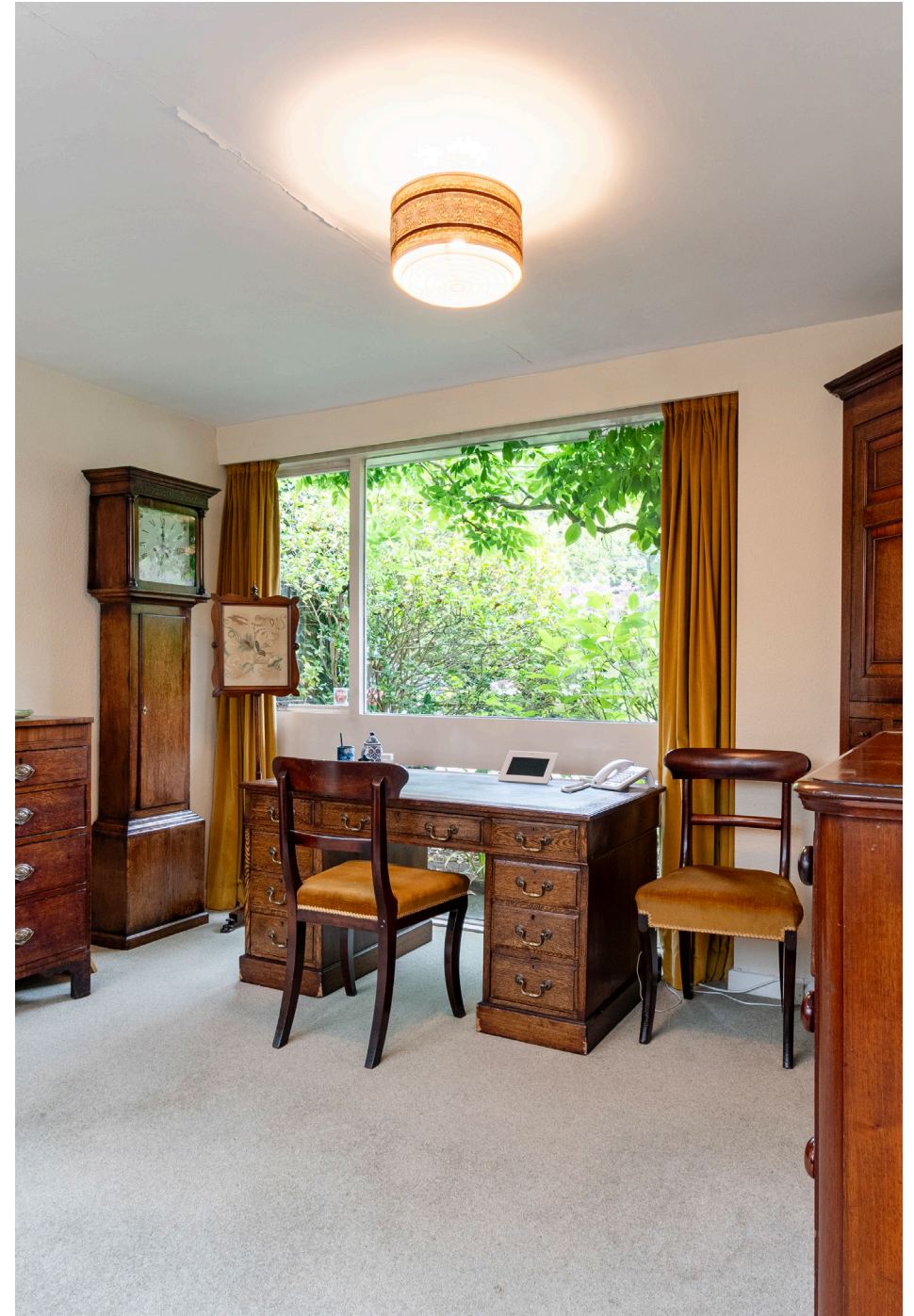
Guide Price: £1,250,000



51 CHURCH ROAD, EDGBASTON

A detached and extended family home built circa 1962 and situated on the renowned Calthorpe Estate, with gated entrance and substantial driveway parking. The property extends to 3259 square feet (302.8 sq m) in total and offers spacious and flexible accommodation, ideal for further refurbishment or extension subject to consents.

From the welcoming hallway which includes an open plan office area, doors radiate to the principal and substantial reception rooms including a sitting / dining room, garden room and delightful living room / study with doors out to the rear garden. The fitted kitchen with central island leads through to practical and useful areas to the side of the house, including a utility room, workshop and garage. The generous accommodation affords superb levels of natural light with large windows to many aspects benefitting from wrap around garden views.







The charming and spacious ground floor guest bedroom suite includes en-suite bathroom facilities and a delightful view over the rear garden.

To the first floor, the principal bedroom includes an en suite and there are two further bedrooms and a family bathroom.

The property offers excellent further potential by way of a further extension (subject to consents) or renovation and refurbishment to the existing accommodation.



GARDENS, GROUNDS & LOCATION

Gardens and Grounds

There is ample driveway parking and private gardens with good expanse of lawn and mature planting. The plot extends to 0.36 acre in total.

Location

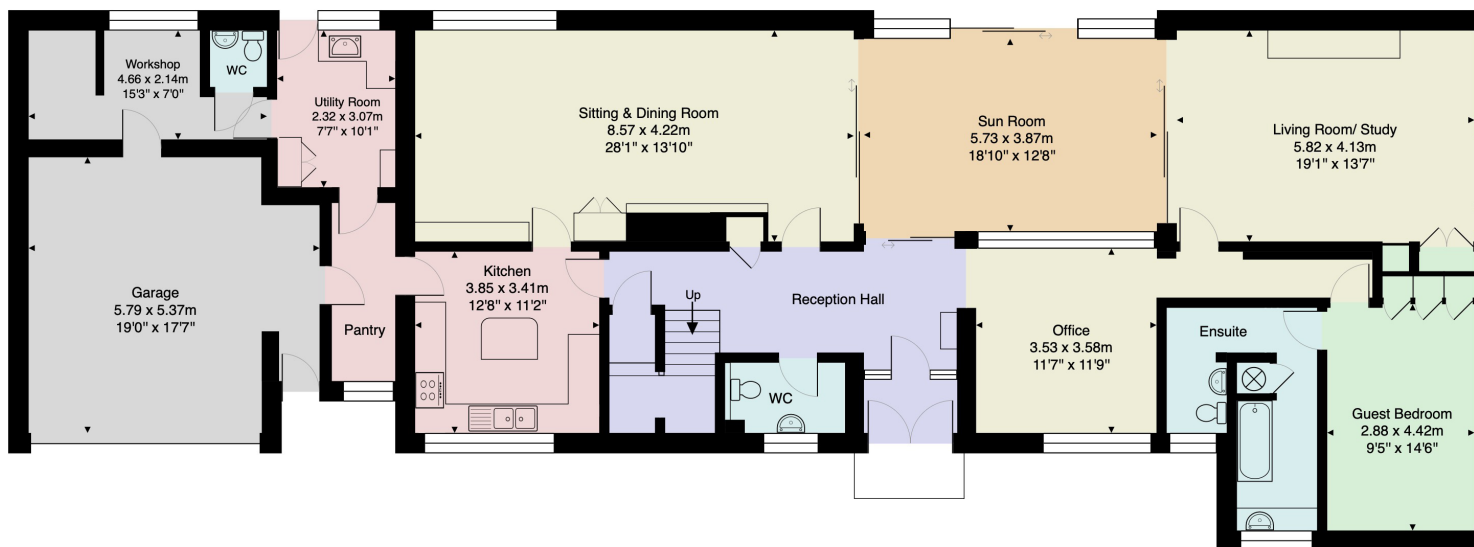
Church Road is a highly desirable residential road, ideally placed for Edgbaston Village amenities, with a selection of cafés, restaurants and shops. The property is very conveniently placed for access to Five Ways railway station on Birmingham Middleway (affording access to Birmingham New Street), and to Birmingham City Centre, which lies only approximately 1 mile to the north. There are a range of school options in the area including West House, BlueCoat, Hallfield and Edgbaston High School for Girls.



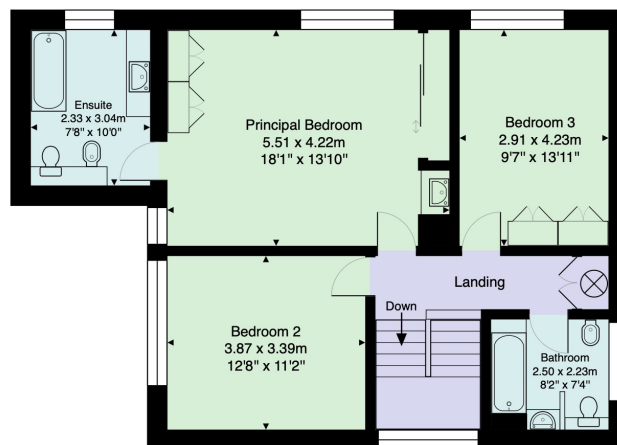




Ground Floor
Area: approx 227.3 m² ... 2446 ft²



First Floor
Area: approx 75.5 m² ... 813 ft²



51 Church Road, Edgbaston,
Birmingham, B15 3SJ.

Total Area: approx 302.8 m² ... 3259 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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