



54 ARTHUR ROAD, EDGBASTON, BIRMINGHAM

B15 2UN



A BEAUTIFUL DETACHED FAMILY HOME IN DELIGHTFUL SETTING.

A beautifully appointed detached family home offering spacious and flexible living accommodation and set in delightful south-east facing gardens.



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Local Authority: Birmingham City Council

Council Tax band: H

Tenure: Freehold

Services: Mains water, drainage, gas and electricity.

Guide Price: £1,700,000



THE PROPERTY

The property is approached via a substantial driveway providing parking for a number of vehicles. The canopy porch leads to a central reception hallway and from here doors radiate to the principal reception rooms. The spacious drawing room enjoys a dual aspect with views over both the front driveway and the delightful rear garden with French doors leading out.

The dining room provides ample space for a large table ideal for entertaining and sits conveniently adjacent to the spacious kitchen. The kitchen is a fabulous room, fitted with a wealth of fitted cupboards and breakfast bar area.







There is also space for a further dining table if required and French doors lead out to the beautiful south-east facing garden and terrace. There is also a further sitting/family room off the kitchen, ideally placed for everyday family living and perfect as a playroom, hobby room or office as required. Leading from the kitchen there is also a useful utility room.

To the first floor, the property includes a spacious principal bedroom suite with walk through dressing room and en-suite bathroom. There are 4 further double bedrooms, a shower room and a spacious family bathroom with both bath and shower facilities.



GARDENS, GROUNDS & LOCATION

The house is set behind a brick wall with generous planting creating privacy from the road. The front driveway provides ample parking whilst also providing access to the double garage. The rear gardens are situated to a south- easterly facing aspect and enjoy a private aspect. There is an expanse of lawn area and an abundance of mature planting. The double garage benefits from a rear door providing access directly to the garden.

Arthur Road is a most convenient and sought after residential location set on the renowned Calthorpe Estate in Edgbaston.

A wide range of schools for children of all ages is available including 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.

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 and Edgbaston Botanical Gardens and Archery Club.

Distances

Five Ways railway station 0.6 miles, Central Birmingham 1.3 miles, M5 (J3) 6.9 miles,









54 Arthur Road, Edgbaston, Birmingham, B15 2UN

Total Area: approx 301.2 m² ... 3242 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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