



219 BRISTOL ROAD
EDGBASTON, BIRMINGHAM B5 7UB

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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EDDGBASTON

£1,150,000

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An exceptionally well-appointed Grade 2 Listed Regency town house occupying a most convenient residential location, whilst offering well-proportioned living accommodation extending to some 3,548 sq. ft. (329 sq. m), and set in attractive gardens of around 0.20 acre.

SITUATION

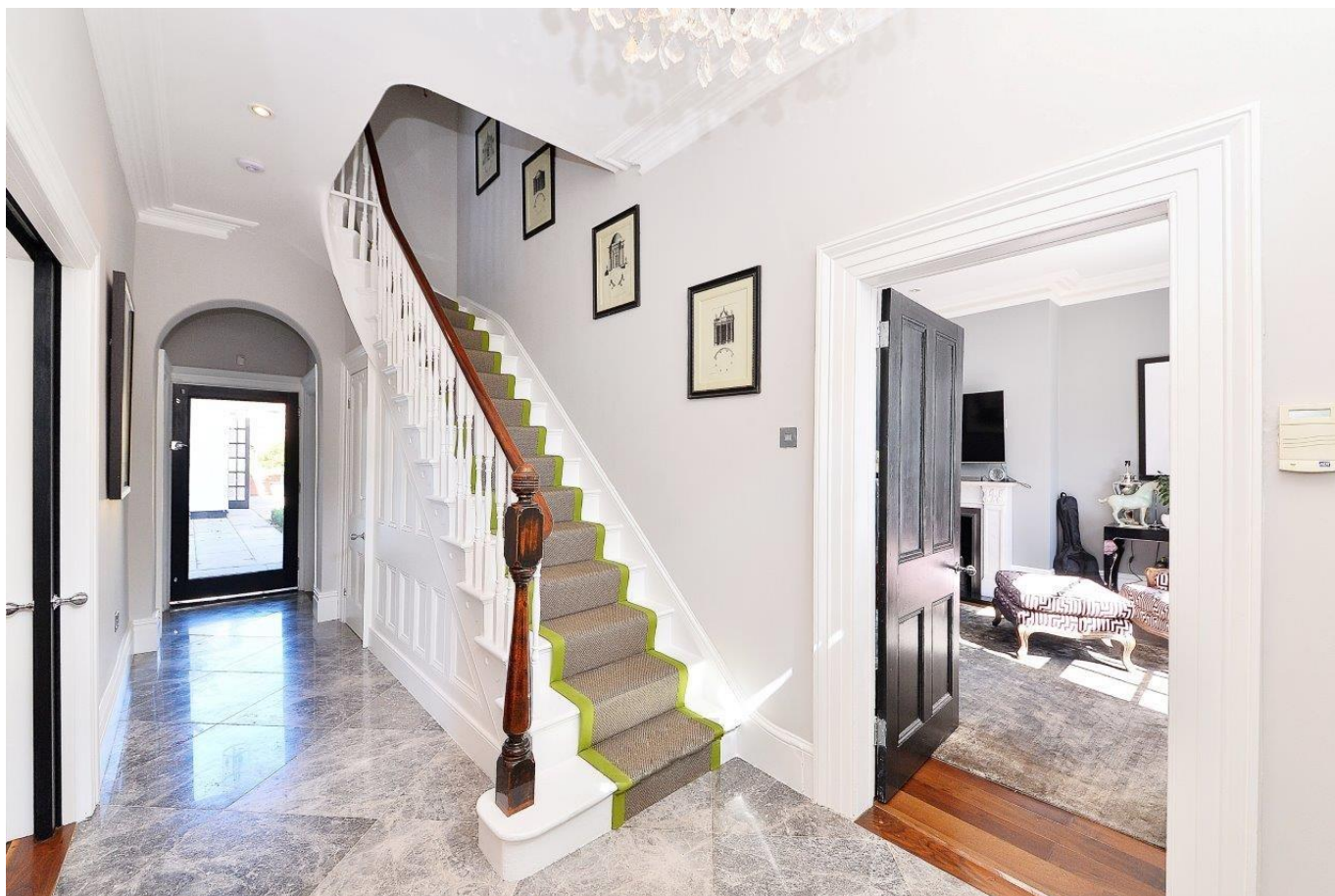
Ideally located for easy access into Birmingham City Centre, which lies approximately 1.2 miles to the north, Bristol Road (A38) is also well placed for providing excellent access to local amenities, shops, and major transport links for both road and rail. Harborne High Street lies only some 3 miles to the west, and easy access to the Midlands motorway network can be found at junction 3 of the M5 (6.5 miles approx.) or junction 6 of the M6 (4 miles approximately). Moseley Village and its range of amenities also only lies only around 2.5 miles away.

DESCRIPTION

219 Bristol Road is a handsome and exceedingly well presented semi-detached period town house, set back over a deep and secure gated front drive. The property is beautifully appointed and retains many period features, combined with a modern contemporary finish, including a superb open plan fitted kitchen with central island unit, as well as luxury bath/shower suites.

This fine period residence is listed Grade 2 for its architectural and historical importance, with original parts believed to date from circa 1830/1840, with later more recent additions. The property offers attractive predominantly rendered and part brick faced elevations, set predominantly beneath a pitched slate roof, with relief offered by sash windows and feature central porch to the front facade.

The magnificent open plan fitted kitchen, breakfast, and family room, offering an extensive and most wonderful modern family living space





benefits from Porcelanosa tiling with under floor heating. This area is therefore ideally suited for entertaining purposes, with four sets of French doors opening out onto the large rear seating terrace, and with a large central atrium with the family room flooding this area with ample natural light. There are 2 fine main reception rooms to the front of the house, both with splendid fireplaces, high ceilings and skirting boards, and accessed off the central reception hall.

ACCOMMODATION

Extending to some 3,548 sq. ft. (329 sq. m.) in total, and set over two floors, the well laid out accommodation comprises:

On the Ground Floor

Central reception hall, with a marble tiled floor, access off to the 2 front reception rooms, cloakroom/utility room and through to the fitted breakfast room/ kitchen/family room, in addition to a door opening out onto the rear terrace.

The main front **sitting room**, has a fine dual aspect, a splendid feature period style fireplace surround and a walnut floor.

Double sliding timber doors lead into the excellent front **dining room**, with a window to the front aspect, a walnut floor, together with the central feature of a period style marble fireplace surround, and a large, fitted dresser unit to the one wall. From the reception hall, access is also gained to a **cloakroom**, which in turn connects to the **utility /boiler room off**.

The open plan **breakfast room/ kitchen/family room** is a most impressive and generous size living space which overall extends to some 770 sq. ft. (71.5 sq. m.). The **breakfast room** has a secondary staircase which leads up to bedroom 4 on the first floor, Porcelanosa tiled floor with under floor heating, and opens directly into the fabulous, fitted **kitchen**. This area **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 the kitchen, with a fine aspect over the rear gardens, two pairs of French doors leading out to the good size terrace, and a central atrium allowing for excellent levels of natural light.





The extensive **basement/cellar** currently provides useful storage compartments and is also suitable for conversion into additional living space (subject to any necessary consents).

On the First Floor

From the reception hall an elegant staircase leads up to the **first floor landing**, which in turn gives access off to the principal bedroom accommodation.

The **master bedroom** has a dual aspect is served by a **luxury en suite shower room** with walk in glazed shower cubicle with large central rain shower head, shaped wash hand basin in vanity unit, and a WC. **Bedroom 2** is also served by a luxury **en suite shower room** with walk in glazed shower cubicle with large central rain shower head, pedestal wash hand basin with large mirror over, and a WC.

There are a further **2 bedrooms** (Bedroom 4 accessed via a separate staircase from the ground floor breakfast room), a **separate WC** and a well-appointed luxury **family bathroom** with roll top claw foot bath, with shower attachment over, and a pedestal wash hand basin.

OUTSIDE

The property is approached from Bristol Road through an electronically operated entrance gate flanked by impressive stucco gate piers and onto a generous gravel front driveway. This provides ample parking for numerous cars, and access to a useful **garage/machinery store**, situated to the far northeastern side of the house.

The attractive northwest facing rear gardens enjoy a good deal of privacy, and there is an extensive stone paved seating terrace with central ornamental garden and external lighting. This provides a wonderful al-fresco entertaining area, with French doors connecting through to the kitchen and family room of the main house. Steps continue up from the terrace, onto the level lawn above. The house and gardens in all extend to **around 0.20 acre**.

GENERAL INFORMATION

Tenure: The property is Freehold.

Council Tax: Band F

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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.
Floorplan produced by Daniel Raine Ltd

Total House Area [Excluding Outbuilding]
= approx 329.7 Sq.metres [3,548.7 Sq.ft]

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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