



25A WELLINGTON ROAD

EDGBASTON, BIRMINGHAM B15 2ES

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

# 25A WELLINGTON ROAD

EDGBASTON

£1,150,000

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A fine Grade II Listed family residence offering much character and charm in a highly sought-after location. Extensive accommodation set over four floors extending in all to an impressive 3,584 sq ft (333 sq m) including kitchen with breakfast room off, dining room, two interconnecting living rooms, study, master bedroom with en suite, three further double bedrooms and two further bathrooms. Driveway parking and mature gardens, all set within a plot of around 0.2 acre.

## Location

The property is situated on the corner of Charlotte Road and Wellington Road in a highly sought-after location in the popular and leafy suburb of Edgbaston. Wellington Road is ideally located for access to the City Centre which is just over two miles away via the nearby A38 Bristol Road. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred yards away, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

## Description

25a Wellington Road is an impressive late Georgian/early Victorian town house with a handsome stucco front elevation, two beautiful Tuscan columns to the side elevation and attractive sash windows throughout. The property has been Grade II Listed to reflect its architectural and historical importance. The accommodation is principally laid out over four floors and extends in all to an impressive 3584 Sq. Ft. which has been thoughtfully designed for practical family life.





## Accommodation

### ON THE LOWER GROUND FLOOR

The property is entered via an elegant, tiled reception hall, door beneath the stairs provides access to the useful storage, and a further door opens into the modern boot room/utility with a further modern W.C. adjacent. Situated off to the right-hand side of the welcoming kitchen and further breakfast room is a fantastic sociable space forming one of the hubs of the house. The kitchen area is fitted with excellent quality base and wall mounted units and contrasting work-surfaces. There is an abundance of storage with well thought out cupboards, and appliances include a 6-ring gas hob with extractor over, two electric ovens and an integrated dishwasher. A lovely outlook via original sash windows with original wooden shutters only enhances the living space. In addition to the further breakfast room provides flexible family living space.

### ON THE GROUND FLOOR

The ground-floor accommodation is centered around a fabulous landing, with the front room is used as a more formal sitting room with a lovely floor to ceiling sash windows and a glazed door which opens to the front garden, carpeted flooring and two inviting marble hearths and surrounds. Panelled bi-folding wooden room dividers enable partition from the adjacent living room if desired. To the rear is the spacious and comfortable dining room with carpeted flooring, splendid ornate marble fireplace with cast iron insert. A lovely outlook via a picture window to the rear garden. The fourth reception room is used as a study and has a sash window overlooking the rear aspect.

### ON THE FIRST FLOOR

Within the first-floor accommodation there are three excellent double bedrooms including a large and luxurious master bedroom with a private bathroom room with a lovely free-standing bath, wash basin, and





over-sized shower enclosure. The remaining two bedrooms on this floor are served by a good-sized family bathroom with walk-in-shower, wash basin, bidet, and low flush WC.

#### ON THE SECOND FLOOR

The second-floor accommodation is a large and luxurious bedroom with a private bathroom and a spacious living/study area to the top of the stairs.

#### Outside

To the side of the house is a good-sized block paved driveway set behind cast iron gates accessed off Charlotte Road.

The front and rear gardens are an excellent size and there is a particularly large paved patio immediately to the rear of the house providing an ideal entertaining space. Beyond the patio, steps lead down to the large lawn with free-form borders either side which are well-stocked with flowering shrubs and plants and flanked by mature screening hedges to each boundary.

#### General Information

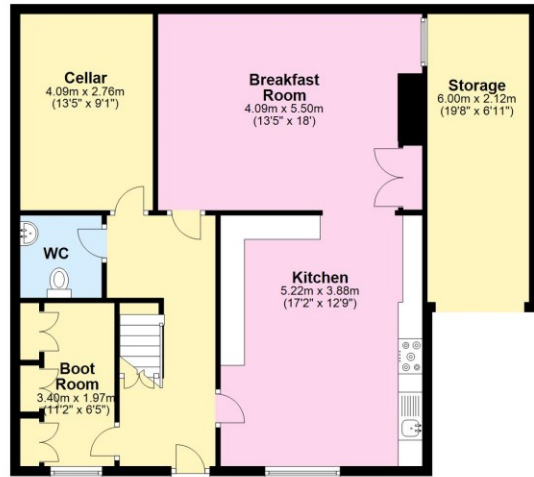
**Tenure:** The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management (a copy of which is available on request).

**Council Tax:** Band G

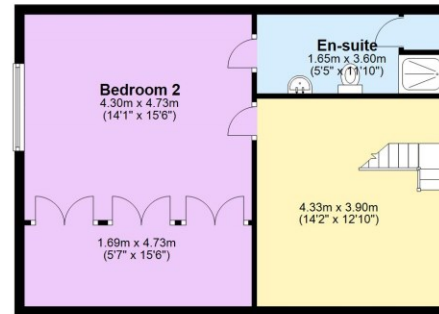




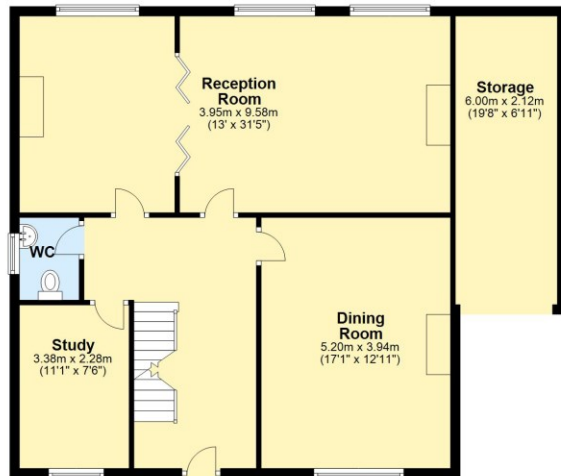
**Lower Ground Floor**  
Approx. 89.0 sq. metres (958.3 sq. feet)



**Second Floor**  
Approx. 52.6 sq. metres (566.7 sq. feet)



**Ground Floor**  
Approx. 96.1 sq. metres (1034.9 sq. feet)



**First Floor**  
Approx. 95.2 sq. metres (1024.8 sq. feet)



Total area: approx. 333.0 sq. metres (3584.7 sq. feet)



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