



74 RYLAND ROAD
EDGBASTON, BIRMINGHAM B15 2BW

Robert Powell
RESIDENTIAL SALES & LETTINGS



74 RYLAND ROAD

£475,000

A handsome 3/4 bedroomed Grade 2 Listed Georgian townhouse with versatile accommodation set over three floors extending in all to some 1,575 sq. ft (146 sq. m), located only approximately a mile from central Birmingham.

Situation

Ryland Road is exceedingly well placed for access to Five Ways railway station (about 0.5 of a mile) on Birmingham Middleway, providing direct access to Birmingham New Street Station which is one stop (4 minutes) down the line, and to Birmingham City Centre, which lies only approximately 1 mile to the north.

Description

74 Ryland Road is an attractive period townhouse, believed to originally date from circa 1830 -1840, with well laid out accommodation extending to some 1,575 sq. ft. (146 sq.m). The property has numerous character features to include diamond latticed timber framed windows, exposed timber floors and window shutters (for added security) to the main reception rooms, as well as a splendid fireplace with coal effect gas fire to the main sitting room. Central heating is gas fired.

Flexibility is provided by the rear reception room, which with the ground floor bathroom, could easily be utilised as a fourth bedroom instead if so required.

There is a small railed fore garden, with the main gardens situated to the rear, with a generous size private paved terrace and level lawns beyond, all enjoying a fine south easterly aspect.

On the Ground Floor: A part glazed timber front door with canopy porch over continues into the central reception hall with access off to the two principal reception rooms and bathroom/cloakroom.

The front sitting room has diamond latticed French doors with a matching timber architrave and window shutters, an exposed timber boarded floor, picture rail and a central fireplace with a timber surround, tiles inset, and coal effect gas fire set within.

The rear living room (potential bedroom 4) has diamond latticed French doors with a matching timber architrave

and window shutters opening out onto the feature railed rear balcony overlooking the southeast facing rear gardens.

Lower Ground Floor: A hallway area leads directly through to the dining/family room, with large quarry tiled flooring recessed ceiling downlighters, and with an useful storage room off. The fitted kitchen has a matching large quarry tiled floor, a door leading out onto the rear terrace and southeast facing gardens, and has a range of fitted base cupboards, work surface areas, Belfast sink, and range cooker set within a tiled recess. There is also a separate utility/ laundry/cloakroom room off.

On the First Floor: From the reception hall a staircase leads up to the first-floor landing with doors off to the bedroom accommodation.

Bedroom 1 has an attractive aspect over the rear gardens, a timber boarded floor and is served by a family/en suite bathroom, (which also serves bedroom 3). There are a further 2 bedrooms on this floor, and an en suite shower room for bedroom 2, which has an aspect to the front and an exposed timber boarded floor.

Outside

The house is approached over a brick and railed fore garden, with a pedestrian pathway leading through brick piers and continuing up to the front door with a feature canopy porch over.

The attractive southeast facing part walled gardens are situated to the rear of the house, with a private paved seating terrace (accessed from the kitchen) and with level lawns located beyond.

General Information

Tenure: The property is understood to be Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band E

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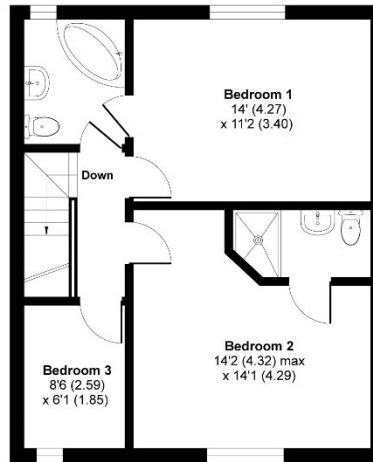


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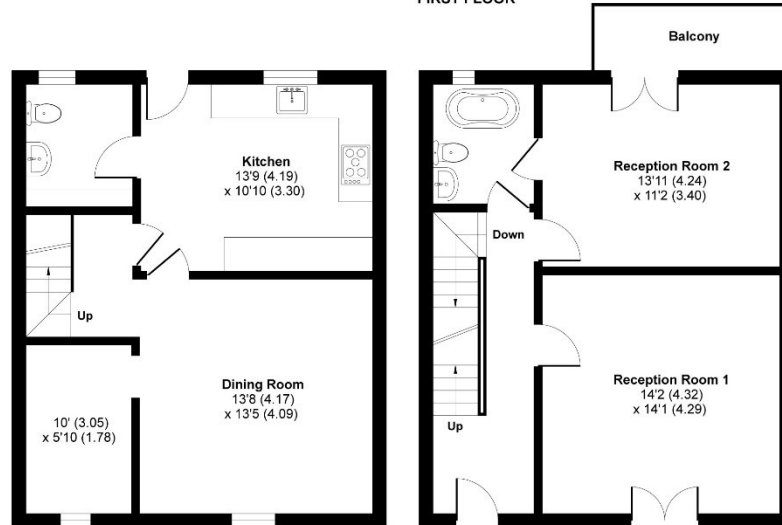
Ryland Road, Edgbaston, Birmingham, B15

Approximate Area = 1575 sq ft / 146 sq m

For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robert Powell. REF: 895930



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