



**29 CLARENDON ROAD**  
EDGBASTON, BIRMINGHAM B16 9SD

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 29 CLARENDON ROAD £835,000

EDGBASTON

A spacious 6 bedroomed three storey detached Victorian family home, extending to some 2,923 sq. ft. (271 sq. m.), located in a convenient residential location.

## Situation

Clarendon Road is situated in a convenient residential location and is very well placed for access to local amenities within Edgbaston, as well as Birmingham City Centre, which is only some 3 miles away. The Hagley Road (A456) links directly to Junction 3 of the M5, only some 4 miles to the west.

## Description

This excellent Victorian detached family home is understood to originally date from the late 1880's and offers attractive brick faced elevations, predominantly set beneath a pitched tiled roof. The generously proportioned, and well laid out accommodation is set over three floors and extends to some 2,923 sq. ft (271 sq. m.).

## On the Ground Floor

From beneath the canopy entrance porch a panelled front door leads into the entrance vestibule, which in turn continues through into the reception hall, finished with a fine Minton tiled floor. There is access from the hall to a cloakroom a useful built in cloaks/storage cupboard, the two superb front and rear reception rooms, in addition to the breakfast kitchen and side utility/laundry room.

The front study/living room has an attractive west facing large bay window to the front aspect. The main sitting room is a generous size room, with a delightful aspect over the gardens, having French doors opening out onto the extensive rear terrace and a splendid feature open fireplace with a marble surround, and a tiled hearth.

The excellent breakfast/dining kitchen to the rear has a range of base and wall mounted cupboards, work surface areas with tiled splashbacks, breakfast bar area, and appliances to include an oven and grill, gas 5 ring hob with an extractor fan over, and an American style fridge/freezer. The orangery/dining area provides ample natural light to this room, with a delightful aspect over the rear gardens, and double glazed French doors opening out onto the rear seating terrace.

From the inner hall a staircase leads down to the good size cellar, currently comprising a main room with a smaller storeroom off and having excellent potential for conversion into additional accommodation if required.

## On the First Floor

From the reception hall a staircase rises to the first floor landing. Bedroom 1 enjoys a fine easterly aspect over the rear gardens and fitted wardrobes to the one wall. There are a further 2 double bedrooms on this floor, with bedroom 2 having a west facing bay window to the front aspect providing ample natural light. Both bedrooms are served by a family bathroom, with panelled bath, separate shower cubicle, WC and a wash hand basin and a separate WC.

## On the Second Floor

A landing gives access to a useful drying/boiler room, also housing the gas fired central heating boilers and pressurised hot water cylinder, as well as to double bedrooms, 4, 5, and 6, all served by a shower room.

## Outside

The block paved front drive provides useful off road parking for several cars, with a low level retaining brick wall, and there is access to the rear via the secure side passageway/utility. The delightful part walled gardens are situated to the rear of the property, with an extensive seating terrace. Steps from the terrace lead down onto the level central lawn, flanked by deep well planted borders, to include a magnificent magnolia tree.

## 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.

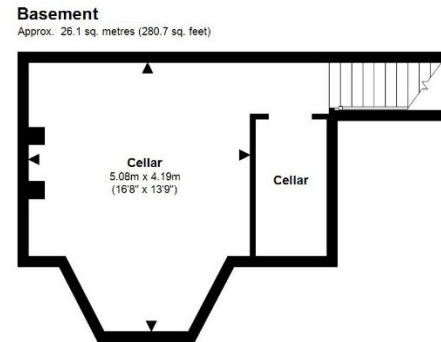
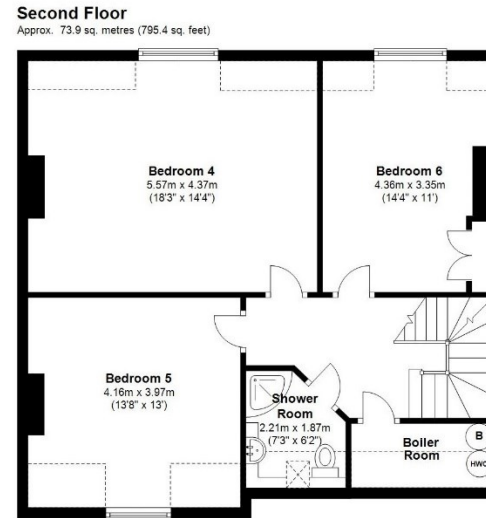
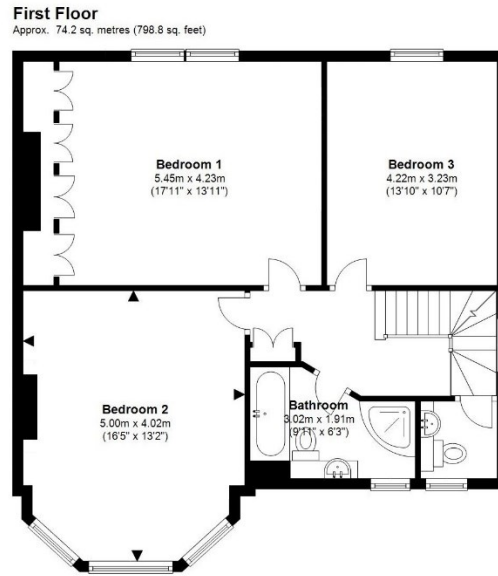
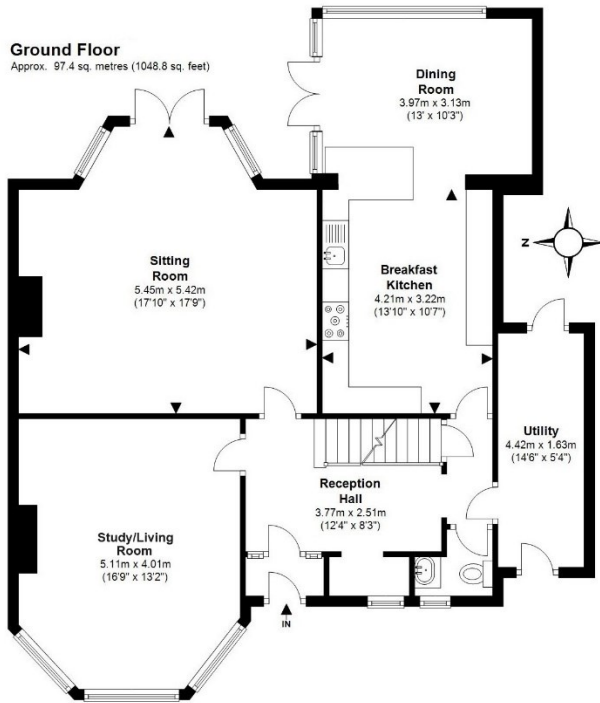
**Council Tax:** Band G





To view this property call Robert Powell on **0121 454 6930**





Total Area: approx 271.6 Sq.metres [2923.7 Sq.ft]



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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