



21 ST MARYS ROAD
HARBORNE, BIRMINGHAM B17 0EY

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,350,000

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An imposing and most attractive Arts and Crafts detached house situated in a highly desirable road within easy reach of Harborne High Street. The characterful accommodation includes 3 reception rooms, breakfast room and kitchen, 5 bedrooms and a family bathroom. All set within a delightful plot of just over a third of an acre.

Location

St Marys Road is widely regarded as one of Harborne's premier addresses and boasts some of the area's most desirable properties. The house is ideally located within easy reach of Harborne High Street which is a 500m stroll away. Birmingham City Centre lies approximately 4 miles to the north and is easily accessed by car, bike, or public transport.

Schools: A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles. Local state funded schooling includes Harborne Primary School and St Peter's Primary School (both less than half a mile away), Harborne Academy which is less than a mile away, and St Mary's Roman Catholic Primary School which is located directly to the rear of the property accessed off Vernon Road. Meanwhile Lordswood Girls and Boys Schools, and Lordswood Sixth Form Centre are around a mile distant.

Medical Facilities: The Queen Elizabeth Hospital is just over half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and The Birmingham Children's Hospital and City Hospital are within three and four miles respectively.





Shopping: Nearby Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents.

Transport: For access to the motorway network, the property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at University Railway station which is less than a mile away and is two stops from Birmingham New Street Station.

Description

21 St Marys Road was built in circa 1906 and captures the essence of the Arts and Crafts movement which was prevalent at the time. The front elevation certainly turns heads on the road with a handsome and imposing façade including black and white Tudor styling offset with impressive stone mullion windows. Internally, the property offers charming Arts and Crafts features including decorative plasterwork to some ceilings, wood panelling in parts, and several feature fireplaces.

The accommodation is laid out over two floors and totals some 3,091 sq ft (287 sq m) including garaging and outbuildings. The house is entered via an arched front door leading into the panelled reception hall with black and white marble tiling to the floor. There is a guest cloakroom and WC beneath the stairs, and the three reception rooms radiate off the hall.

The living room is the largest of the three reception rooms and enjoys views of the garden via a wide bay window with decorative stained and leaded glass. The focal point of the room is a beautiful natural stone fireplace with coal effect gas fire. A further feature of the room is the delicately patterned plaster cornicing and ceiling rose, typical of the Arts and Crafts movement.

The sitting room (presently used as a music room) is also generously proportioned, having a stone mullion bay window





to the front, exposed treated floor boards, feature fireplace with coal effect gas fire, decorative plasterwork to the ceiling.

The dining room also has a stone mullion bay window to the front as well as wood panelling to one wall making this an impressive and atmospheric space to entertain. Adjacent to the dining room is the breakfast room which leads through into the kitchen.

The kitchen has cream-painted and contrasting natural oak base and wall units with Corian work-tops, integrated fridge, integrated dishwasher, electric oven and grill, four ring gas hob with extractor over. The utility room is accessed via the breakfast room and has further fitted base and wall units, a Belfast style sink, and a modern Worcester gas central heating boiler. A door leads to a covered side passage and outbuildings and through to the garden.

On the first floor is a central landing with a stunning stained and leaded glass window over the stairs. There are five bedrooms plus a box room/study which are all served by a house bathroom. All bedrooms have built-in storage; bedrooms 1 and 2 are both particularly spacious double rooms, bedrooms 3 and 4 are comfortable-sized double rooms and bedroom 5 is a generously sized single/twin bedroom with a walk-in cupboard with hanging rail. The house bathroom has bath with shower over, wash basin, airing cupboard, and heated towel rail. There is a separate WC adjacent.

Outside

To the front of the house is a raised fore-garden with brick paving, ornamental box hedging, and a selection of shrubs. There are two driveways, one to either side of the plot, with the left hand one leading up to the large single garage.

To the rear is a beautiful garden which includes a large York stone terrace with eight symmetrical beds containing box hedges. Steps and a rockery lead up to the large lawn, flanked by pathways on either side and with deep and well-stocked borders including several fruit trees. There is a large timber shed as well as a summer-house to one corner. We have measured the total plot to be in the order of 0.35 acre.

General Information

Tenure: The property is understood to be freehold

Council Tax: Band G

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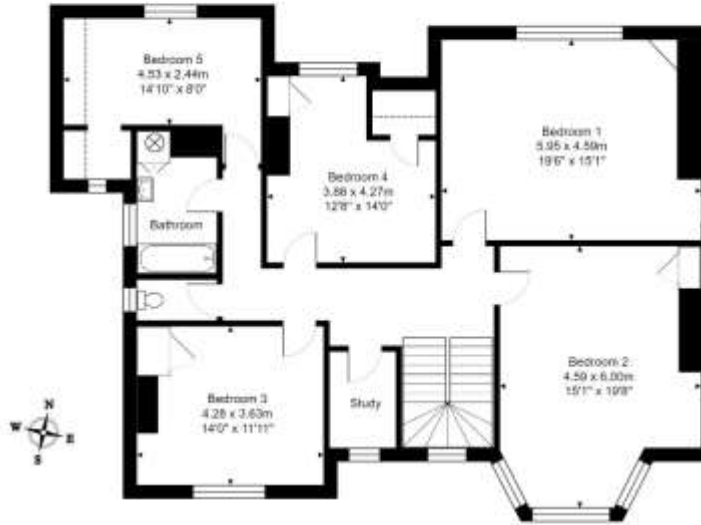




Ground Floor
Area: approx 155.2 m² ... 1671 ft²



First Floor
Area: approx 131.9 m² ... 1420 ft²



21 St Mary's Road in Harborne

Total Area: approx 287.2 m² ... 3091 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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