



BEECH HOUSE, 5 THE PADDOCKS

FREDERICK ROAD, EDGBASTON, BIRMINGHAM, B15 1JB

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,695,000

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EDGBASTON

An exceptionally well-presented detached family home with private south facing gardens, enjoying a wonderfully discreet and secure gated setting, being one of only 3 homes within this exclusive cul-de-sac, whilst located in a most sought-after residential area of Edgbaston on the prestigious Calthorpe Estate.

SITUATION

Situated to the very end of a prime residential cul de sac within Edgbaston, and set behind a secure gated entrance, the property is also very conveniently placed for access to Five Ways railway station on Birmingham Middleway (affording access to Birmingham New Street), and to Birmingham City Centre, which lies only approximately 1 mile to the north. Frederick Road is also well placed for the local shops within the nearby Templefields Square (approximately 500m away), as well as being within proximity of West House Preparatory School.

DESCRIPTION

'Beech House', 5 The Paddocks is a stunning detached family home, set back to the end of a popular residential cul de sac, in a most discrete and private secure setting. The property offers delightful red brick faced elevations with double glazed sash windows, all set predominantly beneath a pitched slate roof, and has an extremely well maintained private garden to the rear, enjoying a superb south facing aspect.

The well-proportioned accommodation is beautifully presented throughout, principally set over two floors, with a third floor potential fifth bedroom/office/cinema room, and presently extends in total to some 3,378 sq. ft. (314 sq. m). There is also further scope for potentially creating additional accommodation, with the possibility of building a separate single storey annexe/garage block to the north-eastern aspect





of the property off the front drive, and subject to obtaining any necessary consents.

ACCOMMODATION

On the Ground Floor

A panelled front door with fanlight window over leads into the tiled central reception hall. There is a useful understairs cloaks cupboard/store, cloakroom, entry phone system and decorative ceiling coving and ceiling roses, with further part glazed double doors radiating off to the 3 reception rooms in addition to the fitted kitchen.

The front snug and dining rooms both have an aspect to the front elevation, as well as decorative ceiling covings and ceiling roses. The fine drawing room has double glazed French doors opening out onto the south facing rear terrace, decorative ceiling coving and rose, and a splendid feature fireplace with a marble surround, slate hearth and coal effect gas fire set within.

The fitted kitchen also enjoys a delightful southerly outlook over the rear gardens, with a tiled floor and is fitted with a range of base and wall mounted units, ample work surface areas, one and a half bowl single drainer sink unit, and appliances to include a Baumatic double oven and grill, 4 ring Baumatic induction hob with an extractor fan over, integrated Bosch dishwasher, and a concealed fridge with a separate freezer beneath. An open archway continues directly into the conservatory/breakfast room, with a tiled floor, and double glazed French doors opening out onto the south facing rear terrace and delightful gardens.

Off the kitchen is a separate study with double glazed French doors out onto the east facing side gardens, and a utility/laundry room with fitted base and wall mounted cupboards, a tiled floor, a one and a half bowl single drainer sink unit and plumbing for a washing machine and dryer. There is also access through to the double garage.





On the First Floor

From the reception hall a staircase, leads up to the first floor landing and doors off to the bedroom accommodation.

The master suite comprises a fine double bedroom with fitted wardrobes and an attractive aspect over the rear gardens, whilst served by an en suite shower bathroom with a panelled bath, separate shower cubicle, wash hand basin and a WC. There are a further 2 double bedrooms both with built in wardrobes, one with an en suite shower room, and bedroom 4/dressing room, again with fitted wardrobes. The family bathroom has a panelled bath, separate shower cubicle, wash hand basin, bidet, and a WC.

On the Second Floor

Potential bedroom 5 (with plumbing already in situ in readiness for an en suite if required), and suitable for use as a home office/cinema room/games room as well.

OUTSIDE

The Paddocks is discreetly located to the very end of Frederick Road, with electric gates leading into the exclusive development of just 3 executive houses (1,3 and 5). Beech House is the last property along on the right-hand side, and benefits from 2 allocated parking spaces, as well as additional parking to the front of the double garage. There is also a further area of behind the mature laurel hedge off the front drive, with possible potential development of extra garaging/annex/studio, subject to any necessary consents.

The double garage has a remote controlled up and over door to the front, and houses the gas fired central heating boiler, with additional space and plumbing for a washing machine and dryer.

The delightful and well maintained south facing gardens lie mainly to the rear of the house and enjoy a wonderfully private aspect. There is an extensive paved seating terrace, with feature sun blinds, a beautiful climbing wisteria to the back of the house, and wide steps with a central railed handrail, leading down onto the level lawn below. A side path leads to the wrought iron pedestrian gate back onto the front drive. There is a large fishpond and rockery, summer house

and 2 useful garden sheds. The shaped level lawn is flanked by deep and well planted borders, whilst mature hedges provide excellent privacy.

GENERAL INFORMATION

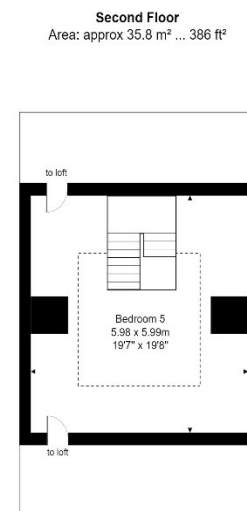
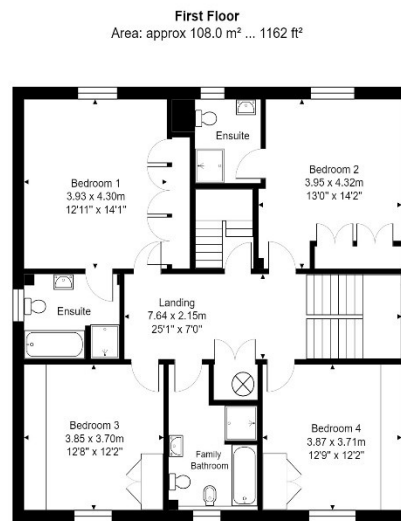
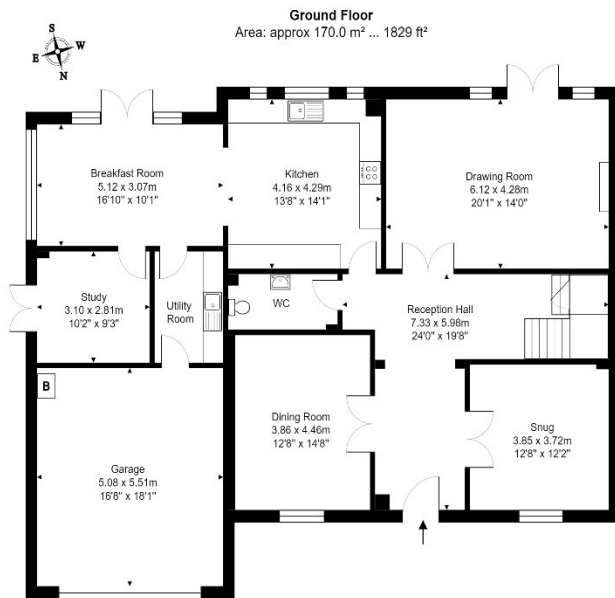
Tenure: The property is Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax Band: G

Published April 2024







Beech House, 5 The Paddocks, Frederick Road, Edgbaston.

Total Area: approx 313.8 m² ... 3378 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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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