



6 YEW TREE ROAD
EDGBASTON, BIRMINGHAM B15 2LX

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,100,000

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An exquisite Grade II Listed Georgian detached house situated in a quiet and convenient location. Much improved and immaculately presented inside and out, the accommodation includes two reception rooms, high-end bespoke kitchen with orangery, utility, ground floor shower room, tanked cellar ideal for home office, master bedroom with en suite, three further double bedrooms and house bathroom. Gated parking to the rear and detached double garage. Beautifully landscaped gardens.

Location

Yew Tree Road is a quiet residential street situated in the exclusive and much sought-after area of Edgbaston. Despite the quiet location, Birmingham City Centre lies just over a mile away making this a highly convenient and desirable place to live.

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 easy reach.

Medical Facilities: The Queen Elizabeth Hospital is approximately two miles 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 both within three miles.

Shopping: Local shopping can be found at nearby Templefield Square where there is a Co-Op convenience store. There is a large Morrisons Supermarket less than half a mile away at Fiveways Island. Meanwhile, Birmingham City Centre offers a vast array of shopping including the famous Bullring shopping centre.





Transport: Public transport by road and rail is most convenient. The rail network can be joined at Fiveways station which is approximately 300 meters away and is one stop from Birmingham New Street Station. Busses can be picked up around the corner on Wheelleys Road or on nearby Islington Row Middleway.

Description

6 Yew Tree Road is a most attractive white stucco double-fronted detached house dating from circa 1835. The house was purchased by the present owners in 1990 whereupon they undertook a comprehensive "back to brick" refurbishment as well as extensions. Since this time the property has been meticulously maintained and further improved, including most recently a new bespoke kitchen and extensive re-landscaping.

The house is entered via a solid wood front door leading into the entrance hall with marble tiled floor which continues through to an inner hall, off which is a shower room/cloakroom WC, coat storage cupboard, utility room, and access to the kitchen at the rear. Also accessed from the hall is the cellar which has been fully tanked and is centrally heated, making it ideal for a home office, playroom, cinema room or occasional 5th bedroom.

The main reception room is formed from two separate rooms, knocked through to create one large living room. Two doors to the hallway remain, and there is an attractive sash window to the front with original shutters. There is a marble fireplace with Chesneys basket and coal effect gas fire, and glazed double doors open into the orangery to the rear.

The second reception room is presently used as a study but would also make for an ideal second sitting room or playroom. There are double doors from the hall, a Chesneys limestone fireplace with register grate and coal effect gas fire, sisal paper to the walls, sash window to the front with original shutters.

The rear of the house is occupied by the kitchen and orangery which combine to create a sociable open-plan space which is ideal for family life and entertaining. Marble flooring runs





throughout and the kitchen was recently refitted with bespoke hand-made oak and contrasting painted oak units by McCarron & Co, including shark nosed granite work tops, Kohler cast iron sink, Siemens 5 zone induction hob with externally vented Westins Kari extractor over, Siemens 90cm fridge freezer with ice making machine, Miele dishwasher, Miele dual zone wine cooler, Gaggenau combi steam oven, Gaggenau pyrolytic oven with warming drawer beneath.

Opening off the kitchen is the fabulous handmade timber framed orangery with double glazed solar reflective E-glass. The orangery provides the ideal dining space and enjoys a pleasant outlook to the garden via bi-folding doors leading out to the paved terrace. Completing the ground floor accommodation is the utility room with further fitted units, granite work-surfaces, space and plumbing for washing machine and tumble dryer, Worcester Bosch condensing boiler.

On the first floor is an elegant central landing with excellent natural light via a large front-facing sash window as well as a smaller window to the rear. There are four excellent double bedrooms, including a superb master suite with bespoke fitted wardrobes, a charming window seat overlooking the garden, and a luxury marble-tiled en suite with sunken bath, large walk-in shower enclosure with two power showers, and twin wash basins set into vanity unit. The three remaining bedrooms share the house bathroom (one of the bedrooms connects directly to it) which has power shower over bath, wash basin, and WC. In addition to the house bathroom is the ground floor shower room which has a power shower, WC and wash basin.

Outside

There is secure private parking to the rear which is set behind electrically operated gates and accessed via a shared driveway to the side of the house. In addition there is a detached double garage with electrically operated doors, and a large accessible loft area for storage. There is a separate alarm system for the garage and outside area at the rear of the house. The rear garden has been relandscaped to include a brick paved terrace, Western Red Cedar fencing, specimen shrubs, and comprehensive lighting. There is a substantial

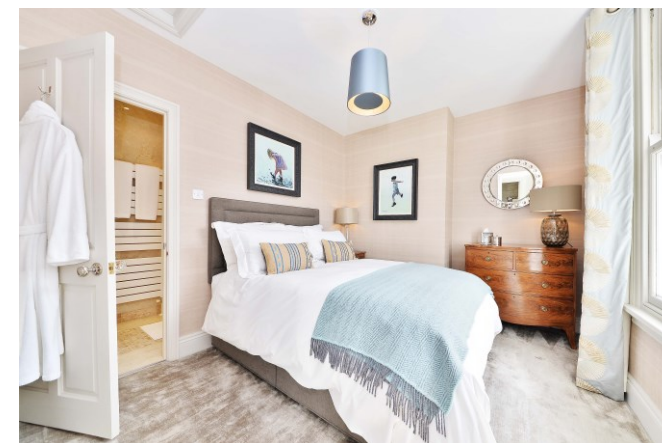
freeform lawn with mature hedgerow to one side, and mature shrubs and trees to the far end of the garden provide screening, beyond which is a compost area and two concealed garden sheds.

General Information

Tenure: The property is understood to be freehold.

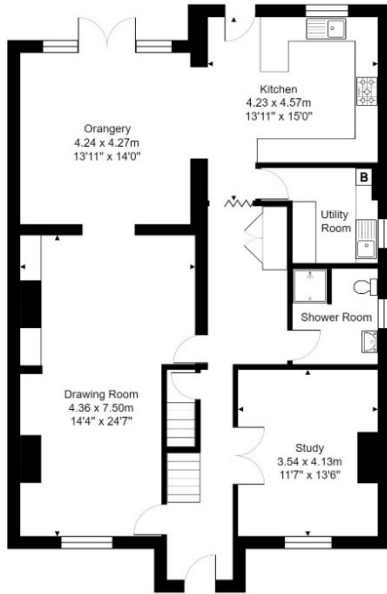
Council Tax: Band F

Published April 2024

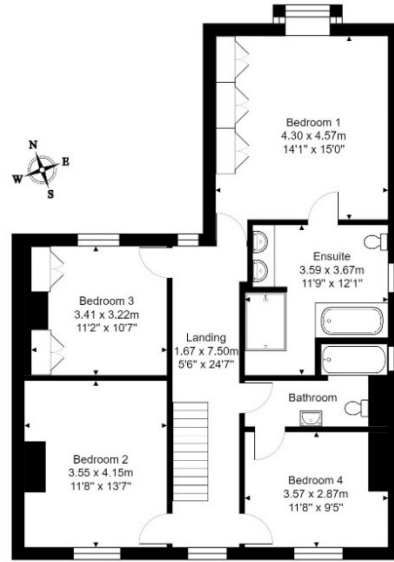




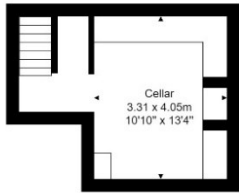
Ground Floor
Area: approx 112.9 m² ... 1215 ft²



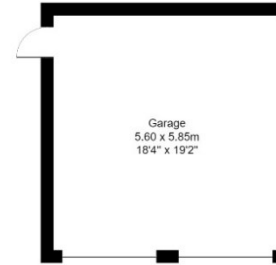
First Floor
Area: approx 91.0 m² ... 979 ft²



Basement
Area: approx 17.9 m² ... 192 ft²



Outbuilding



6 Yew Tree Road in Edgbaston

Approximate Gross Internal Area = 221.8m² (2387 sq ft)

Garage = 32.8m² (353 sq ft)

Total = 254.6m² (2740 sq ft)

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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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