



30 VERNON ROAD
EDBASTON, BIRMINGHAM, B16 9SH

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£995,000

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30 Vernon Road is a well-appointed 6 bedroomed three storey detached Edwardian family home, extending to some 3,387 sq. ft. (315 sq. m.), set in well maintained south facing gardens, whilst occupying a convenient residential location within Edgbaston.

Situation

Vernon Road is situated directly opposite the renowned St Paul's School for Girls and is very well placed for access to local amenities within Edgbaston, as well as Birmingham City Centre, which lies 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 imposing detached Edwardian family home offers attractive brick faced elevations, predominantly set beneath a pitched slate roof. The generously proportioned, and beautifully appointed accommodation is set over three floors and extends to some 3,387 sq. ft (315 sq. m.). The property has retained many character features, to include splendid fireplaces, exposed timber flooring to many ground floor rooms, picture rails and decorative ceiling roses to the two principal reception rooms.

The more modern features of the property include double glazing and mains gas fired central heating, with underfloor heating to the superb open plan breakfast kitchen/family room/conservatory, as well as to the first floor family bathroom and en suite shower room to the master bedroom.





On the Ground Floor

A panelled front door with obscure glazed panels inset, leads into the **entrance vestibule**, which in turn continues through into the central **reception hall**, finished with a fine oak boarded floor and feature fireplace. There is access to the front and rear reception rooms, an **inner lobby** with a tiled floor and useful understairs storage cupboard, with a **side hall** off having a matching tiled floor and access door onto the secure side walkway. There is also a cloakroom and store/cloaks room with a tiled floor, and large fitted mirror fronted wardrobe.

The front **sitting room** has an exposed timber boarded floor, picture rail and decorative ceiling rose, and fine fireplace with a timber surround, tiled inserts and a coal effect gas fire set within. The main **drawing room** is a generous size room with exposed timber boarded floor, picture rail and decorative ceiling rose, connecting glazed door to the conservatory and a splendid feature fireplace with a timber surround, tiled hearth and inserts, and a coal effect gas fire set within.

The magnificent open plan **breakfast/ kitchen/family room** to the rear of the house enjoys ample natural light, with double glazed French doors leading out onto the extensive south facing rear terrace and has underfloor heating throughout. There is a range of base and wall mounted cupboards, granite work surface areas, large central island with breakfast bar area, circular sink unit with mixer tap, and Smeg gas 5 ring hob with an extractor fan over. Other appliances include a Russell Hobbs microwave oven and separate oven/grill, integrated dishwasher as well as space for an American style fridge/freezer. In addition, there is a further double bowl sink unit with an integrated drainer and fitted double chilled drinks cabinets flanked by further storage cupboard.

The conservatory area is flooded with natural light, with a delightful aspect over the rear gardens, and double glazed French doors opening out onto the rear seating terrace, as well as connecting door through to the drawing room. Off





the kitchen area is a useful **pantry/laundry room**, with storage cupboards, plumbing/space for a washing machine and dryer, space for an upright fridge/freezer and housing the gas fired central heating boiler.

On the First Floor

From the reception hall a staircase rises to the first floor landing. Bedroom 1 enjoys a fine aspect over the rear gardens with a feature fireplace surround and is served by a superb **luxury en suite shower room**, with underfloor heating, twin oval sinks set in a vanity unit, WC, bidet, ample storage cupboards and a large walk in glazed shower cubicle, with central rain shower and separate additional shower attachment. **Bedroom 2** has an aspect to the front, with a range of fitted wardrobes and drawer units, whilst **bedroom 3** is currently used as a dressing room with a range of fitted wardrobes. Both bedrooms are served by a **family bathroom**, situated off a three quarter height landing with under floor heating, central free standing roll top bath with rain shower over, separate glazed shower cubicle, wash hand basin and a WC.

On the Second Floor

A landing leads off to **bedrooms 4, bedroom 5/study, and bedroom 6**, all served by a **shower room**.

Outside

The front drive provides useful off road parking for up to 4 cars, with wide steps leading up to the front door of the property. There is access to the rear via a secure side walkway. The delightful, landscaped gardens are situated mainly to the south facing rear aspect, with an extensive decked terrace providing a wonderful outside entertaining and seating area and benefitting external lighting. Steps from the terrace lead up onto the large central lawn, flanked by deep well planted borders, to and a useful garden store with lean to, located to the far end of the garden.

General Information

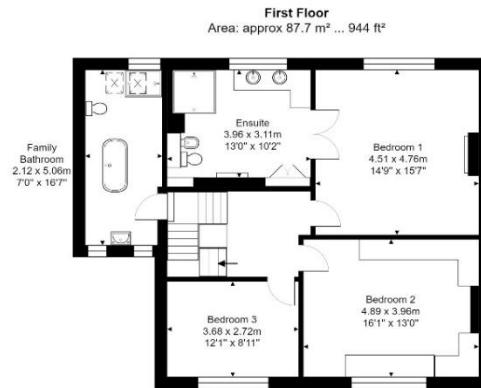
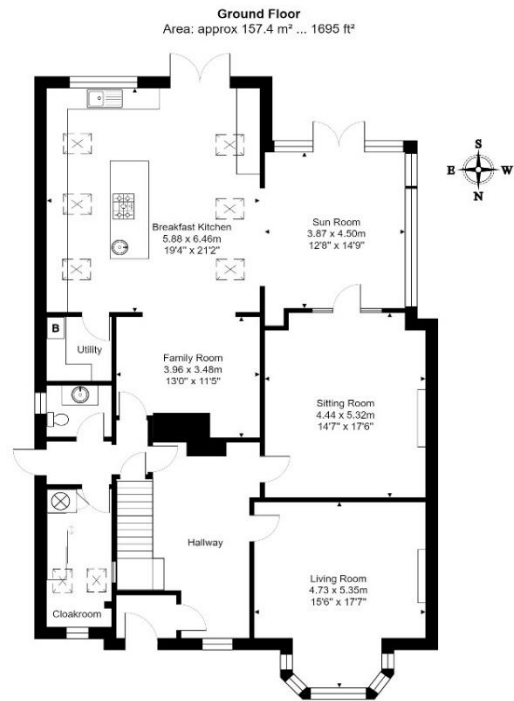
Tenure: The property is understood to be freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band G

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30 Vernon Road

Total Area: approx 314.7 m² ... 3387 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		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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