



19 MONTAGUE ROAD
EDGBASTON, BIRMINGHAM, B16 9HR

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£850,000

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Montague Road is a most beautifully appointed 3 storey Victorian town house, extending to some 3,433 sq. ft. (319 sq. m.), tastefully modernised and refurbished throughout to a high level of specification, whilst set in delightful private gardens.

Situation

Montague 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 fine Victorian semi-detached family home offers attractive brick faced elevations, predominantly set beneath a pitched tiled roof, and offers exceptionally well appointed accommodation, all set over three floors. The current vendors have considerably further improved, extended, and sympathetically modernised the property throughout; to now offer an exceedingly well presented family house of quality. In addition to the 3 excellent reception rooms, a standout feature is the magnificent open plan breakfast kitchen/family/dining room area to the rear of the house, which is perfectly suited for modern day living, immersed in natural light and benefitting from large sliding glazed doors opening out onto the gardens, so as to be ideal for entertaining and leisure purposes.

Whilst retaining many character period features, the house also benefits from under floor heating throughout (controllable from your phone), double glazing, security





alarm system and quality fitted kitchen and bathroom suites. Versatility is also provided by the second floor accommodation, which is presently used as a superb open plan games room/cinema/bar, which could also easily be additional bedroom accommodation, and already has its own en suite shower room.

The well-proportioned living space is ideally suited for family occupation, with double glazing, and in all extends to around **3,433 sq. ft. (319 sq. m)**.

On the Ground Floor

A front door with a fanlight window over leads into the **entrance vestibule** with a useful fitted shoe store to the one side. A part obscure stained glazed door opens into the central **reception hall**, with a parquet wood floor, a **cloakroom** and useful understairs storage/cloaks cupboard.

The front **study** has a double glazed bay window to the front aspect, exposed timber boarded floor, built in glazed wine store, fireplace/display recess and connecting doors through to the utility/laundry room.

The front **sitting room** has a double glazed bay window to the front aspect, open fireplace with decorative timber painted surround and tile inserts whilst flanked by fitted display cabinets to either side. Connecting glazed double doors lead through into the **living room/office**, with fitted book shelving, built in store/comms cupboard, and doors through to both the kitchen and hallway.

The **splendid open plan kitchen/family/dining room** to the rear of the house enjoys ample natural light with a combination of glazed roof panels and large sliding glazed doors opening out onto the rear gardens. There is a family/sitting area and a designated dining area, whilst the fitted kitchen has a range of base and wall mounted cupboards, granite worktops, breakfast bar, one and a half bowl single drainer sink unit with mixer tap, an integrated drainer, separate circular sink unit, and appliances to include a





Rangemaster cooker with extractor fan over, integrated Miele dishwasher, and an AEG microwave oven. There is a **laundry/utility** room off the kitchen, having a double Belfast sink unit with mixer tap, plumbing for a washing machine and dryer, space for an upright fridge/freezer and fitted storage cupboards. Downstairs **cloakroom** and access to the covered side passageway, with dual access, and useful workshop/storage area to the rear.

On the First Floor

From the reception hall a staircase rises to the first floor landing. The **master bedroom** has a double glazed window to the front aspect with built in window seat, large walk in wardrobe/dressing area, and is served by a **luxury en suite bathroom**, with twin sinks in a vanity unit with large vanity mirror over, steam/shower cubicle and a heated vertical towel rail.

There are a further **3 double bedrooms** on this floor, in addition to a well-appointed **family bathroom**, with a generously sized wash hand basin in a vanity unit, WC, large bath, vertical heated towel rail, and walk in shower with large central rain shower head and side jets.

On the Second Floor

Currently set out as an open plan **games/entertainment room**, with a feature vaulted ceiling, fitted bar area with space for fridges, sink unit and storage, cinema area and an **en suite shower room**. This area could easily be used as additional bedroom accommodation as well if so required.

Outside

The wide block paved front drive provides useful off road parking for several cars. The attractive gardens are situated predominantly to the rear of the property and enjoy a private east facing aspect. There is a level central lawn, with well planted borders, and a raised fishpond and useful built in seating area located to the far end of the gardens.

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.

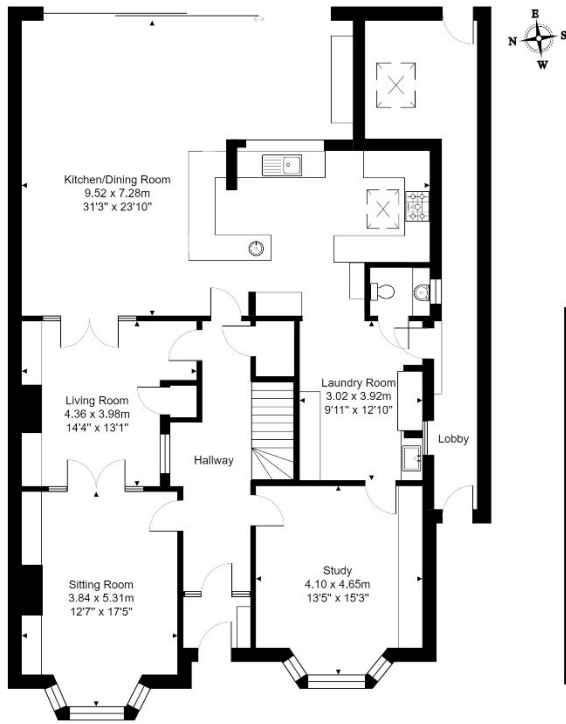
Council Tax: Band G

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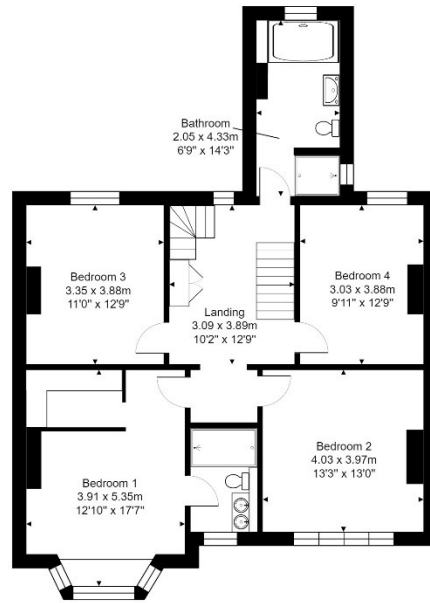




Ground Floor
Area: approx 174.4 m² ... 1877 ft²



First Floor
Area: approx 82.7 m² ... 890 ft²



Second Floor
Area: approx 52.9 m² ... 570 ft²



Note: some parts of this floor have reduced head height



19 Montague Road in Edgbaston

Total Area: approx 318.9 m² ... 3433 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	67 D	
39-54	E		
21-38	F		
1-20	G		

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