



32 ARTHUR ROAD
EDGBASTON, BIRMINGHAM B15 2UN

Robert Powell
RESIDENTIAL SALES & LETTINGS



32 ARTHUR ROAD

£1,300,000

EDGBASTON

An extremely rare opportunity to acquire a prime half acre plot in the heart of leafy Edgbaston. Existing house in need of full refurbishment but also offering exciting potential to demolish and rebuild (subject to necessary consents).

Situation

Arthur Road is a highly regarded residential address in Edgbaston and is ideally situated for access to Birmingham City Centre which lies some 2 miles distant. Fiveways railway station is half a mile away for easy access to the Midlands rail network. The property is also ideally located for access to excellent local private schools with Hallfield, West House, Priory School and Edgbaston High School for Girls all within around half a mile.

Description

32 Arthur Road is a 1960's detached house which is in need of complete modernisation, but which offers buyers a wealth of opportunity to redevelop to suit their specific needs. The house is capable of significant extension, or for those with grander plans there is potential for demolition and re-build to take full advantage of the substantial plot. Buyers are advised that planning consent and Calthorpe Estate approval would need to be sought for any extensions or redevelopment of the plot. A 'subject to consents' sale will not be considered.

32 Arthur Road presently provides accommodation principally over two storeys extending in all to some 2,777 sq ft (258 sq.m). The property is entered via an enclosed porch leading into the reception hall with open-tread staircase to the first floor. The dining room is straight ahead with glazed double doors allowing views through to the garden beyond. The living room is a large room with windows to front and rear and interconnecting doors into the dining room.

The kitchen/breakfast room enjoys splendid elevated views of the garden through large picture windows. Off the kitchen is a study, as well as a utility room leading through to a large store room.

On the first floor can be found four bedrooms including a master bedroom with dressing room and en suite. There is a house bathroom, a small airing cupboard and an access hatch to the large loft.

Outside

To the front, the house is set well back from the road allowing for a large driveway area which leads up to a double garage. To the rear of the house is a raised terrace with steps down to the particularly large garden. There is a workshop/store beneath the breakfast room which has a window looking out to the garden and which houses the modern Worcester Bosch gas central heating boiler and the pressurised hot water cylinder. A thicket of trees at the mid-point of the garden conceals the substantial additional land beyond, meaning that the plot is considerably larger than it first appears. We have measured the total plot to be approximately 0.51 acre (0.21 ha).

General Information

Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management, details of which are available upon request.

Council Tax: Band G.





To view this property call Robert Powell on **0121 454 6930**



Total area: approx. 258.0 sq. metres (2776.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

32 Arthur Road, Edgbaston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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