



32 CARPENTER ROAD
EDGBASTON, BIRMINGHAM, B15 2JH

Robert Powell
RESIDENTIAL SALES & LETTINGS



32 CARPENTER ROAD £1,150,000

EDGBASTON

An Ideally located and most attractive Grade II Listed four bedroomed detached house situated at the end of a quiet cul de sac.

Situation

32 Carpenter Road is in the heart of Edgbaston and is tucked away in the far corner of an exclusive cul-de-sac and sits on an excellent and private plot. It is a prime residential address in an exclusive and popular area. It is convenient for the city centre. There is local shopping in Templefield Square and the new Edgbaston Village with its host of excellent bistros, bars and restaurants. With excellent local schools in the vicinity, first class medical facilities, sporting venues such as Edgbaston Golf Club, Priory Tennis Club and Warwickshire County Cricket Ground. The area is well favoured for its wealth of such establishments.

Description

The original property is believed to date back to the early 19th century when it was a cottage or possible farmhouse. It was developed into the house it is now during early Victorian times and has also seen some modernisation within the past ten years or so, as evidenced by the lovely extended modern kitchen.

The property is set back from the road and surrounded by lawns. There is off road parking for three or four cars. Its character is immediately recognised by the historic architectural features such as the trellis porch and lattice casements with their mullions.

The front door opens into a welcoming hallway. The sitting room is at the front, it has two large windows with leaded light fittings, a fireplace and coving to the ceiling. The dining room is opposite and is currently used as a guest bedroom, it has an alcove in the corner which was used as a butler's pantry when the room was used for its original purpose. The leaded light windows have original wooden shutters. There is a cloakroom with w.c., handwash basin and it has tiling to the walls and floor.

The Breakfast/Kitchen was refurbished and extended by the current owner's family. It is an impressively spacious room benefitting from a great deal of natural light. There are bifold doors across the wall onto the terrace and garden. There is an extensive array of fitted units, both

base and wall mounted in a soft cream colour with black mottled granite work surfaces. There are integrated appliances such as a double oven, microwave, dishwasher, fridge and freezer, a central island with five ring gas hob and excellent storage beneath and a glazed door to the terrace and garden. There is a utility room adjoining the kitchen with plumbing for a washing machine and tumble dryer, a Belfast sink, window, store cupboards and fitted units above.

The garden room is an attractive third reception room with a feature brick fireplace in the corner, French doors onto the garden and access to a substantial and sturdy conservatory which has space for dining and relaxing. In addition, this area has a fine study room with fitted units across one wall, and two leaded light windows onto the garden.

The first floor is also spacious and light. The main bedroom is along a corridor from the landing, it has several windows and is quaint. A dressing area outside the room gives access to the en-suite shower room. Bedroom 2 is a large room with a bay window onto the front, it too has an en-suite shower room. Bedroom 3 is a double room onto the front with a large bay window and fitted wardrobes. Bedroom 4 is a single sized room with a window onto the garden and is next to the family bathroom which has a bath, washbasin and w.c.

Outside

There is a double garage at the front. To the rear of this building is a small cloakroom and fitted kitchen with staircase leading to a large storeroom/guest bedroom. It would be an ideal unit for an au pair/lodger, or a home office. The gardens at the rear are laid mainly to lawn with a plethora of ornate shrubs and mature trees along the borders and well-stocked flower beds. The front of the house is laid mainly to lawn with a path to the front door and off road parking to the side.

General Information

Tenure: Freehold

Council Tax: Band G

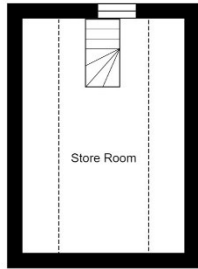
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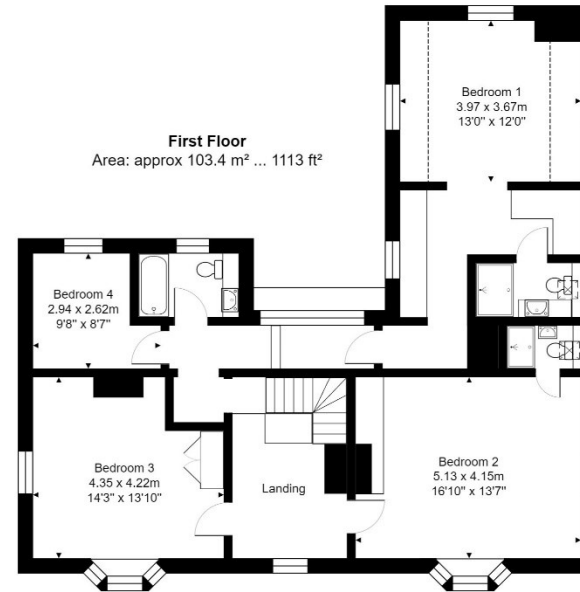
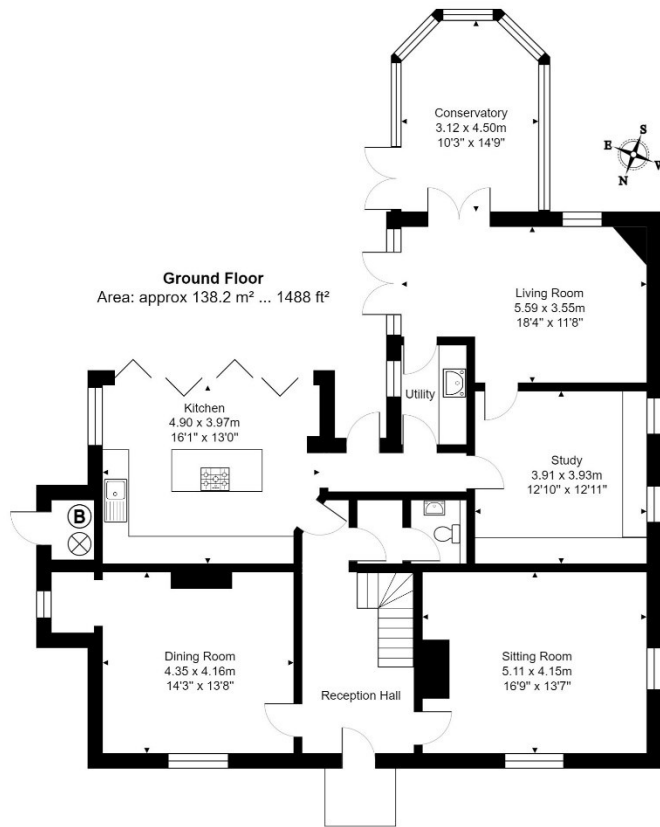
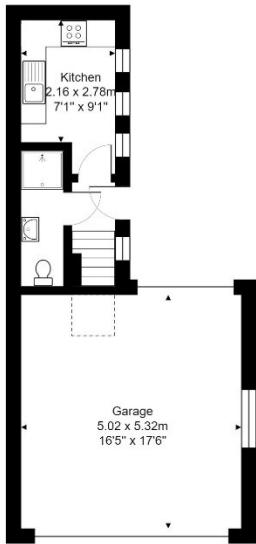
To view this property call Robert Powell on **0121 454 6930**

32 Carpenter Road, Edgbaston, Birmingham.

Above Garage
Area: approx 19.7 m² ... 212 ft²



Outbuilding
Area: approx 40.1 m² ... 431 ft²



Total Area: approx 301.5 m² ... 3245 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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