



38 CLARENDON ROAD
EDGBASTON, BIRMINGHAM B16 9SE

Robert Powell
RESIDENTIAL SALES & LETTINGS



38 CLARENDON ROAD £800,000

EDGBASTON

A beautiful five bedroomed Edwardian family home, brimming with character and situated in a quiet yet convenient location.

Location

Clarendon Road is a quiet tree-lined no-through road which has a number of most attractive Victorian and Edwardian properties. Birmingham City Centre is approximately 2 miles distant via the nearby A456 Hagley Road.

Description

38 Clarendon Road was built in 1908 and is a charming semi-detached house displaying many original Edwardian features. The well-presented accommodation is set over three floors and extends in all to some 2,784 sq ft (259 sq m).

The property is entered via a solid wood and stained glass front door leading into an enclosed entrance porch with part glazed inner door and superb Minton tiled flooring which continues through into the large reception hall. There is a cloakroom WC to the front and a useful under-stairs storage cupboard.

The large sitting room is accessed from the reception hall via glazed double doors and is made up of two former reception rooms which have been knocked through to create one large living space. There is a wide bay window to the front with box seat beneath, fireplace with log burner, second fireplace with decorative tiled surround and cast iron insert, fitted bookshelves and cupboards to either side of the fireplace, glazed double doors leading into the conservatory.

The dining kitchen is a large and sociable space which is over 30 ft in length and has a spacious dining area, beyond which is a fitted kitchen with breakfast bar. There are cream coloured gloss fronted units with contrasting grey Corian work-tops with moulded Corian one and a half bowl sink. There is an integrated dishwasher, full-height fridge and three quarter height freezer as well as a stainless steel Britannia range style cooker with angled extractor hood over. Double doors from the kitchen lead to the rear garden

and a second set of double doors link into the conservatory.

The conservatory, which links the kitchen and living room, has been rebuilt in recent years with modern uPVC double glazing and is an inviting and useable space with pleasant views of the garden and access to the terrace via large sliding doors. Finally, completing the ground floor accommodation is the useful utility room which has fitted base units, space and plumbing for washing machine and tumble dryer, stainless steel sink.

On the first floor is a lovely spacious landing with a large window to the front. There are three double bedrooms on this floor, the two largest of which have extensive fitted wardrobes. These three bedrooms are served by a good-sized family bathroom with tiled floor, part tiled walls, WC, bath with shower over, wash basin, airing cupboard with slatted shelves and hot water cylinder, chrome ladder style towel radiator.

On the second floor is a good-sized landing, off which are two further double bedrooms (one having fitted wardrobe). These bedrooms share a bathroom which has tiled floor and part tiled walls, bath with shower over, WC, wash basin, chrome ladder style towel radiator.

Outside

To the front of the house is a block paved driveway and fore-garden set behind a screening hedgerow and stone block wall. To the rear is a charming west facing garden with paved patio, central lawn with well stocked borders to either side. There is a secure side passage leading from front to rear.

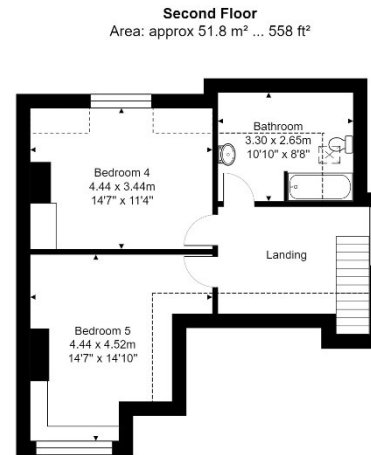
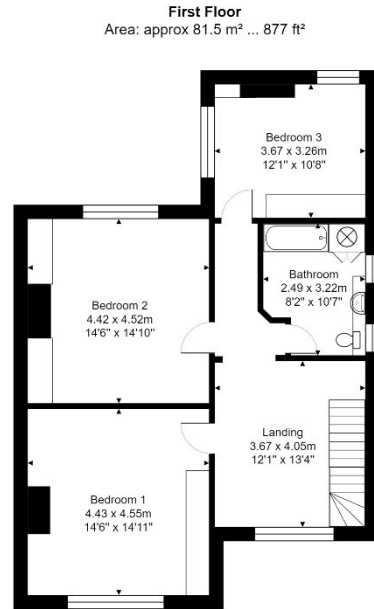
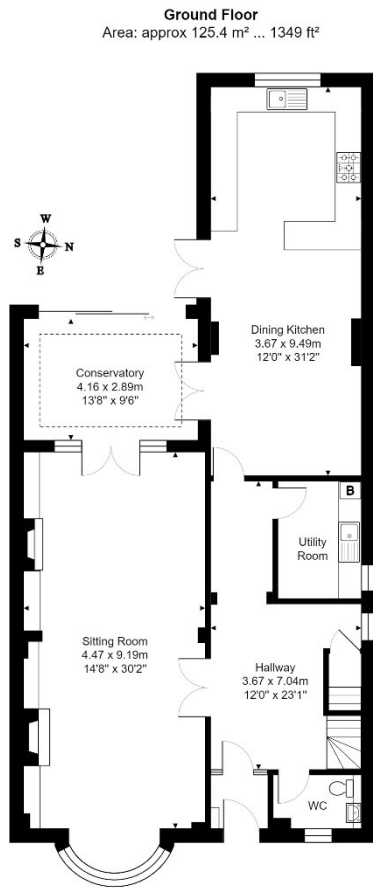
General Information

Tenure: The property is Freehold.

Council Tax: Band F.



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



38 Clarendon Road in Edgbaston

Total Area: approx 258.7 m² ... 2784 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	58 D	
39-54	E		
21-38	F		
1-20	G		

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