



73 RYLAND ROAD
EDGBASTON, BIRMINGHAM B15 2BW

Robert Powell
RESIDENTIAL SALES & LETTINGS

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EDGBASTON

£865,000

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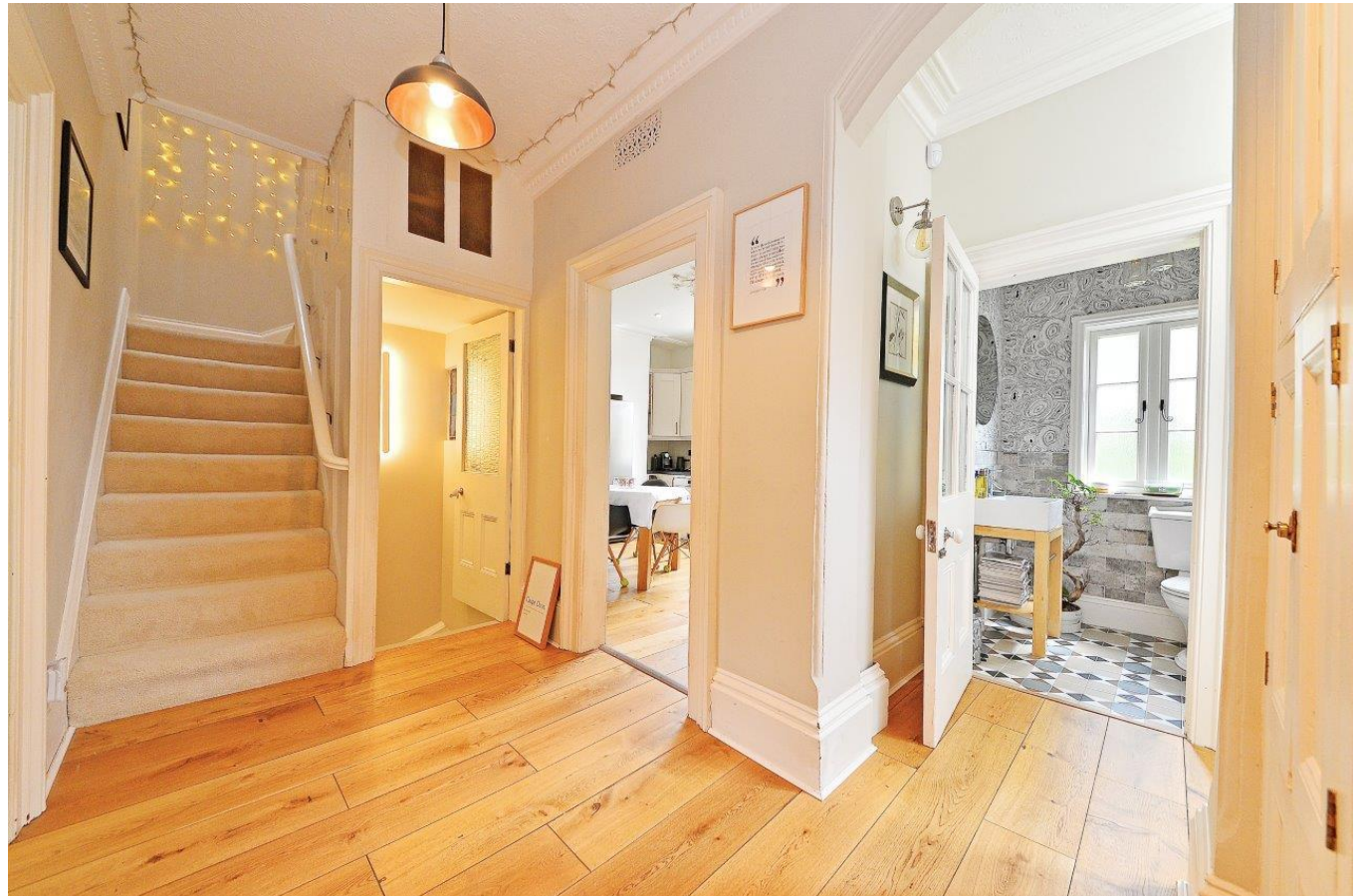
A handsome 4 storey Victorian townhouse with spacious and well-presented accommodation extending to some 3,000 sq. ft (285 sq. m), whilst set in a popular and convenient residential area of Edgbaston, located only about a mile and a half from central Birmingham.

SITUATION

Ryland Road is exceedingly well placed for access to Five Ways railway station (about 0.5 of a mile) on Birmingham Middleway, providing direct access to Birmingham New Street Station which is one stop (4 minutes) down the line, and to Birmingham City Centre, which lies only approximately 1.5 miles to the north. Ryland Road is also well placed for the local shops within the nearby Templefields Square small shopping precinct (only approximately a quarter of a mile away), where there is a convenience store, café, and a hairdressers. There is a Morrisons supermarket located just off the Fiveways island, and the property is also very well placed for easy access to West House Preparatory School.

DESCRIPTION

73 Ryland Road is a beautifully appointed and handsome Victorian townhouse, believed to originally date from circa 1870, with spacious and well-presented accommodation set over 4 levels, extending to some 3,063 sq. ft. (285 sq.m). The property has numerous character features to include large sash windows (reconditioned where necessary by the present vendor), ceiling covings, splendid fireplaces, and window shutters to the two reception rooms, oak flooring to the main ground floor rooms (with a superb parquet floor to the main sitting room) and period style radiators to three floors. Central heating is gas fired.





There is a delightful private garden to the rear, enjoying a south easterly aspect, which can be accessed from the lower ground floor, via an external staircase from the raised rear terrace to the back of the main sitting room, as well as by a separate access to the far end of the gardens.

ACCOMMODATION

On the Ground Floor:

The central reception hall has a quality oak floor and leads off to a cloakroom, the two front facing reception rooms and breakfast kitchen to the rear. A part glazed door also continues out onto the rear railed balcony terrace, with stairs leading down to the gardens below.

The dual aspect sitting room has a fine parquet floor, decorative ceiling coving and rose, a central fireplace with a slate hearth, marble surround and a wood burning stove inset. Double glazed French doors open out onto the rear railed balcony terrace with an attractive outlook over the southeast facing rear gardens.

The front dining room/living room (currently used as a home office) has an oak floor, decorative ceiling coving and fireplace with a marble surround, patterned tiles inset and coal effect gas fire.

The breakfast kitchen is fitted with a range of base and wall mounted units, work surface areas, one and a half bowl sink unit with mixer tap, integrated half height fridge, Bosch 5 ring gas hob with extractor fan over, double oven and grill, space for an upright fridge/freezer and dishwasher. Larder.

On the Lower Ground Floor:

Providing most versatile living space and has excellent potential to create a self-contained flat if required, with independent access via staircase off the front driveway. Stairs from the ground floor reception hall continue down to; Hall with a patterned tiled floor, store cupboard and door giving independent access up onto the front drive. Further large storeroom, wine store, study/sitting room with bi fold doors out onto the terrace and gardens. Utility/laundry room





with a WC, and excellent room currently used as a gym/games room, with French doors opening out onto the rear gardens.

On the First Floor:

From the reception hall a staircase leads up to the first floor landing, with a useful understairs storage cupboard and doors off to the bedroom accommodation.

Bedroom 1 an attractive dual aspect and fitted wardrobes. There are a further 2 double bedrooms on this floor, both with built in wardrobes and a family bathroom, in addition to a separate cloakroom.

On the Second Floor:

A landing leads off to double bedrooms 4 and 5, both served by a separate shower room.

OUTSIDE

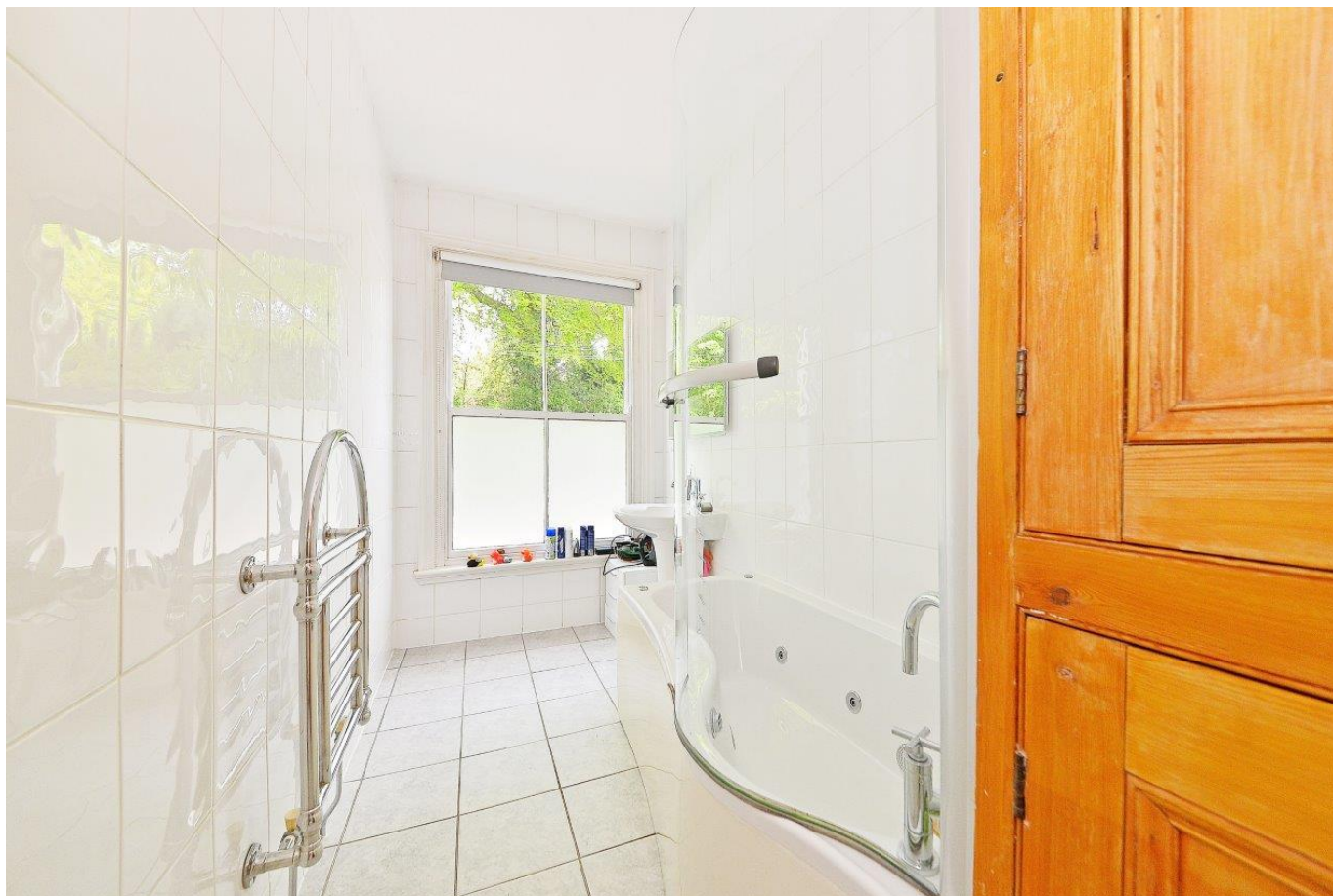
The block paved front drive provides useful off-road parking for a couple of cars. A staircase to the north easterly side leads down to the lower ground floor accommodation.

The delightful gardens lie mainly to the rear of the house, with a private seating terrace and lawns beyond, whilst enjoying a south easterly aspect. It is also understood that there is a separate access to the rear of the gardens.

GENERAL INFORMATION

Tenure: The property is 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 F

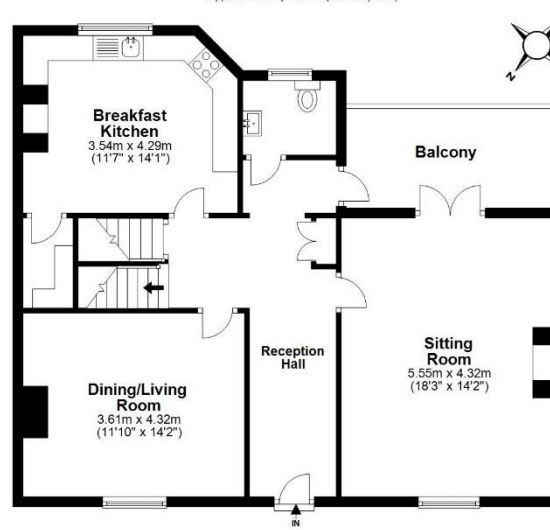




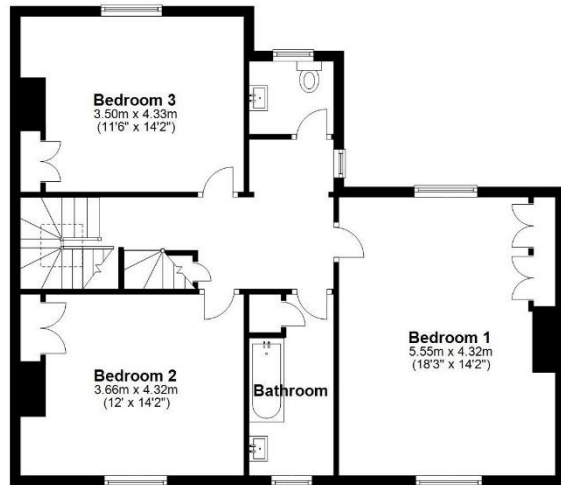
Lower Ground Floor
Approx. 77.3 sq. metres (831.7 sq. feet)



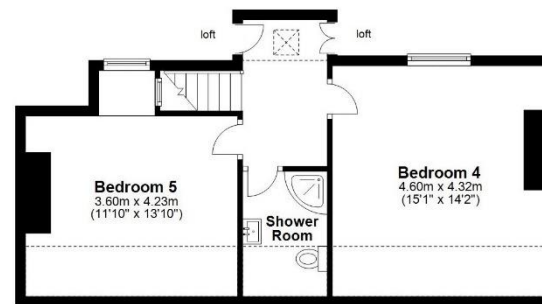
Ground Floor
Approx. 79.8 sq. metres (859.2 sq. feet)



First Floor
Approx. 79.7 sq. metres (857.8 sq. feet)



Second Floor
Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 284.6 sq. metres (3063.5 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

73 Ryland Road, Edgbaston.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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