



**29 WHEELLEYS ROAD**  
EDGBASTON, BIRMINGHAM B15 2LF

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 29 WHEELLEYS ROAD £499,950

EDGBASTON

A refurbished detached house in a most convenient location, offering flexible accommodation including a ground floor bedroom with en suite in addition to three first floor bedrooms. Also having two reception rooms, conservatory, modern kitchen and family bathroom. Planning permission for two storey extension.

## Situation

The property is situated in the prime residential suburb of Edgbaston, being ideally located just over a mile to the south of Birmingham City Centre. Fiveways railway station is less than a quarter of a mile distant and provides easy access to the national rail network via Birmingham New Street Station which is just one stop down the line. Numerous excellent private schools are located in the immediate vicinity making this an ideal location for young families.

## Description

29 Wheelleys Road is a modern detached house which has been recently refurbished and improved to include a garage conversion providing an additional ground floor room with en suite. Furthermore the property has the benefit of planning permission for a two storey side and rear extension to provide additional bedroom and bathroom accommodation as well as a large open-plan kitchen to the rear. Full details available on request.

The property is entered via a uPVC front door leading into the entrance hall having smart oak-effect laminate flooring which continues through the majority of the house. There is a useful under stairs storage cupboard and a cloakroom WC to the front.

The living room and dining room are interconnecting, with the living room having a box-bay window to the front, and the dining room having glazed sliding doors opening into the double-glazed conservatory with double doors opening to the garden.

The fitted kitchen is by a quality Austrian manufacturer and has cream coloured gloss fronted

base and wall mounted units and quality integrated appliances including Bosch electric oven with 4 ring gas hob over and concealed extractor hood, Bosch fridge/freezer, Bosch dishwasher and Indesit washing machine. A door off the kitchen leads into the converted garage which serves as an additional reception room or fourth bedroom with en suite shower room.

On the first floor is a landing with airing cupboard. There are three bedrooms, two being generous double rooms, whilst the third is a good-sized single room. All three bedrooms have fitted wardrobes. The bedrooms are served by a stylish modern shower room having shower enclosure with overhead rain shower, WC, and wash basin with vanity unit.

## Outside

To the front of the property is a part brick paved, part tarmac driveway providing parking for two or three cars. There is an electrically operated garage door which opens to a useful storage area ideal for bikes and bins. To the rear the garden is relatively private and has a paved terrace and lawn.

## General Information

**Tenure:** We understand that the property is freehold however as it forms part of the Calthorpe Estate it is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £460 is payable which covers the maintenance of the private access road.

**Council Tax:** Band E

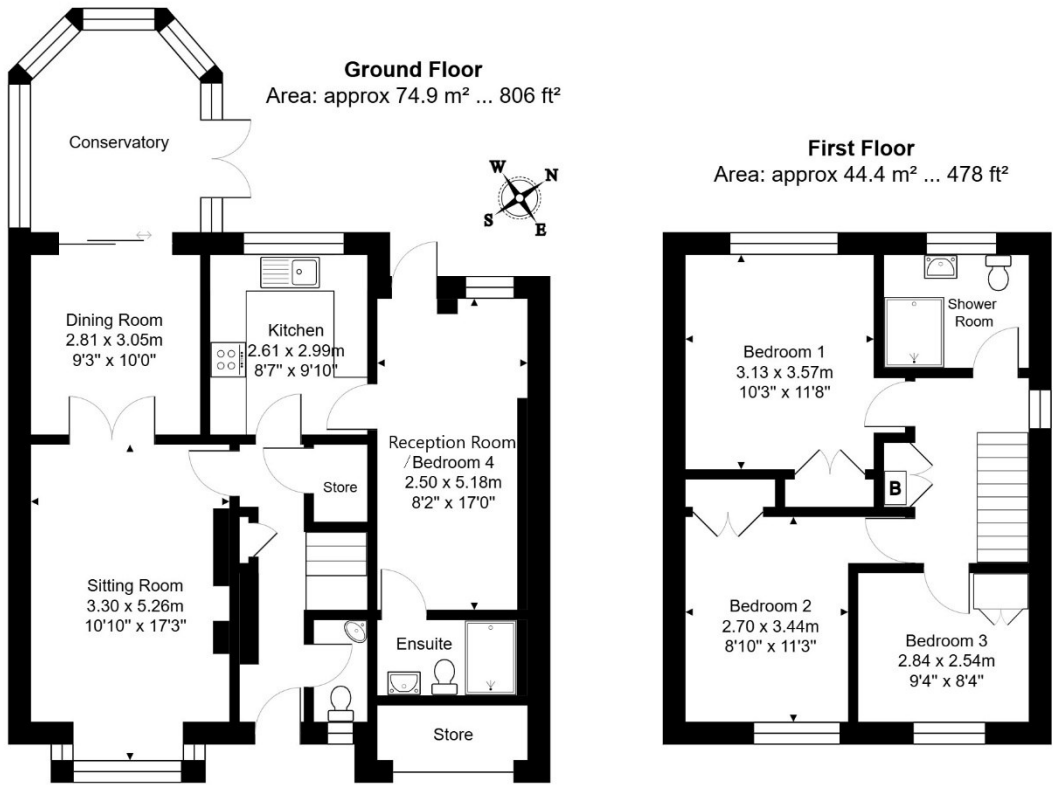
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To view this property call Robert Powell on **0121 454 6930**



29 Wheelleys Road, Edgbaston, Birmingham, B15 2LF



Total Area: approx 119.2 m<sup>2</sup> ... 1284 ft<sup>2</sup>

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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