



40 GEORGE ROAD
EDGBASTON, BIRMINGHAM, B15 1PL

Robert Powell
RESIDENTIAL SALES & LETTINGS



40 GEORGE ROAD

£695,000

EDGBASTON

A handsome Grade 2 Listed Georgian townhouse requiring further modernisation and refurbishment, extending in all to some 3,537 sq. ft (328 sq. m), whilst set in a popular area of Edgbaston on the prestigious Calthorpe Estate.

SITUATION

Situated within Edgbaston the property is most conveniently placed for access to Five Ways railway station and Birmingham City Centre, which lies only approximately 1 mile to the north. George Road is also well placed for the local shops within the nearby Templefields Square (approximately 500m away), as well as being within proximity of West House Preparatory School.

DESCRIPTION

40 George Road is a period townhouse, believed to date from circa 1830-40 and listed Grade 2 for its historical and architectural interest. The property offers stucco elevations principally set beneath a slate roof, with double single storey bay windows to the front façade, and originally formed one of a pair of semi-detached Regency villas with the adjoining 39 George Road.

The property is currently configured as a house (having previously being used as offices), with accommodation principally set over two floors with a second floor 4th attic bedroom and a generous basement area. The property is currently in need of some further modernisation and refurbishment but offers an excellent opportunity to create either a wonderful period family home or potentially could well be suited for conversion back to a more commercial usage (subject to any necessary consents being obtained).

ACCOMMODATION

Extending to some 3,537 sq. ft. (328 sq. m), the accommodation presently comprises;

On the Ground Floor

A panelled front door leads into the central **reception hall**, with a tiled floor and ceiling rose. The front **dining room** has a bay window to the front aspect, and central feature of a fine marble fireplace surround and hearth.

The principal **living room** is dual aspect with a bay window to the front, decorative coving and ceiling rose and feature fireplace with ornate surround and wood burning stove (not tested) within.

A small **side hall** has a cloaks area, part obscure glazed side access door and a **cloakroom** off.

The modern **fitted kitchen** has a tiled floor and is fitted with a range of modern base and wall mounted units, a single bowl sink unit with mixer tap and integrated drainer, a range of appliances to include a Siemens oven and microwave oven, integrated full height fridge and separate freezer, and a dishwasher. There is a large central island unit/breakfast bar, with a Siemens 5 ring gas hob and storage drawers beneath. Steps lead down to a **rear hall** with door out onto the rear gardens, and access to a **utility/boiler room**. Stairs leads up to a mezzanine **bedroom 5/office/studio**.

On the First Floor

From the **reception hall** a staircase, leads up to the first floor landing, with an **open dressing room/study area** off and doors off to the bedroom accommodation.

The **master suite** comprises a fine double bedroom with a dual aspect and served by an **en suite shower room**. There is a **second bedroom** with an aspect to the front and room with potential to be converted into a family bathroom (currently not fitted). To the rear of the property is **bedroom 3** with an **en suite shower room**, and a staircase leads up to the second floor **attic bedroom 4**.

Basement

From the kitchen a staircase leads down to the original cellars which now comprise a games/playroom and a room previously used as a gym, together with a separate wine store.

OUTSIDE

The property is approached from George Road via double iron gates, leading onto a secure drive which runs to the north side of the house and onto the rear east facing 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.



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Council Tax Band: Band G



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

40 George Road, Edgbaston, Birmingham, B15 1PL



Ground Floor
Area: approx 115.4 m² ... 1242 ft²

First Floor
Area: approx 111.3 m² ... 1198 ft²

Second Floor
Area: approx 27.7 m² ... 298 ft²

First Floor
Area: approx 17.4 m² ... 188 ft²

Basement
Area: approx 56.8 m² ... 611 ft²

Total Area: approx 328.6 m² ... 3537 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		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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