



P Resident permit holders only Mon - Fri 8 am - 1 pm

43 RYLAND ROAD
EDGBASTON, BIRMINGHAM B15 2BN

Robert Powell
RESIDENTIAL SALES & LETTINGS



43 RYLAND ROAD

£595,000

EDGBASTON

A characterful 4 bedroomed semi-detached house situated in a most convenient location.

Situation

Ryland Road is conveniently situated just over a mile from Birmingham City Centre yet within the exclusive and leafy suburb of Edgbaston. Fiveways railway station is less than half a mile away and is one stop from Birmingham's New Street Station. Ryland Road has recently become a residents only parking zone which has greatly enhanced the road for all who live there.

Description

43 Ryland Road was built in the late 1830's and displays many classic Georgian features including high ceilings, large room proportions, decorative cornicing, picture rails, and beautiful fireplaces. The accommodation in all extends to some 2,450 sq ft (228 sq m) and would benefit from some general modernisation and thus providing a fantastic opportunity for a buyer to create a superb home to suit their tastes and specifications.

The property is entered via a solid wood front door leading into an enclosed entrance porch with glazed inner double doors leading into the reception hall. Attractive Minton tiles run through the porch and hall, a door beneath the stairs leads down to the cellar, and there is a separate cloakroom WC with a beautiful stained glass arched window.

There are two main reception rooms; a spacious sitting room to the front with a lovely wide bay window and an exquisite fireplace with marble surround, and to the rear is the well-proportioned dining room which also has a feature fireplace and double doors opening into the large lean-to conservatory which in-turn leads out to the garden.

An inner lobby off the hall functions as a utility room and provides through access to the breakfast room

which has glazed double doors into the conservatory and features a coal fired Aga. Through the breakfast room is the kitchen which is fitted with white-fronted base and wall mounted units and has two windows to the garden.

On the first floor, to one side of a split landing are three bedrooms (two facing the front and one facing the rear) and a modern shower room with shower and wash basin. To the rear of the split landing are two interconnecting rooms, the larger of which is currently a kitchenette which leads through to a small bedroom at the rear. These two interconnecting rooms could be reconfigured to create an excellent double bedroom with en suite or dressing room. Completing the first floor accommodation is the house bathroom which features an original ceramic bath as well as a WC and wash basin.

Outside

To the front of the property is a driveway suitable for parking a small car. Timber double doors from the drive open into a large store which has a further mezzanine storage area above and provides through access to the house.

To the rear of the house is a good-sized garden with a gravelled patio area, beyond which steps lead up to an elevated lawn and garden with mature shrubs and trees providing privacy and additional greenery.

General Information

Parking: Ryland Road is resident parking only. Permits are available for a nominal annual sum. Visitor parking credits are also available to purchase.

Tenure: The property is understood to be freehold.

Council Tax: Band E

Published November 2024

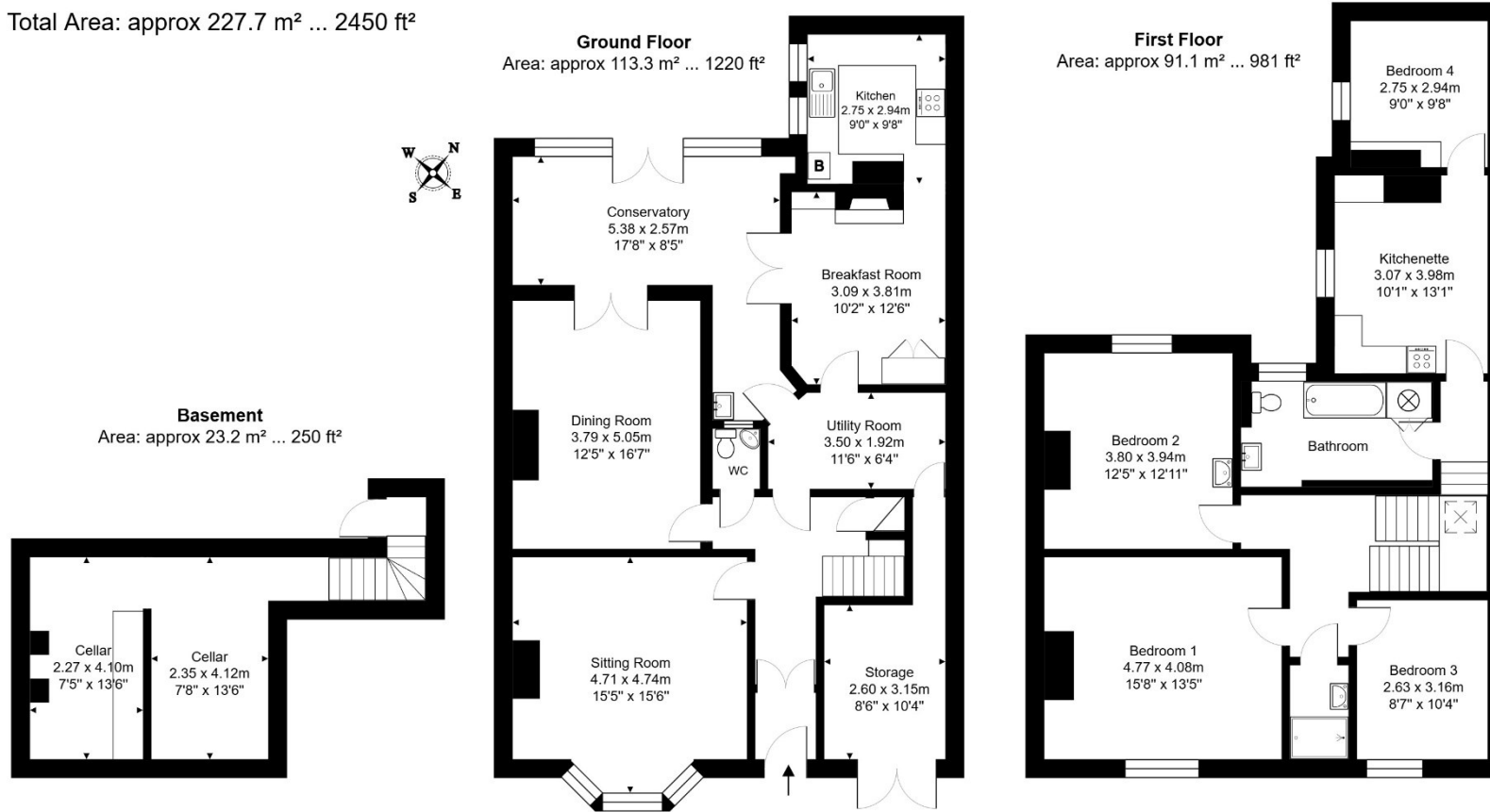




To view this property call Robert Powell on **0121 454 6930**

43 Ryland Road, Edgbaston, Birmingham.

Total Area: approx 227.7 m² ... 2450 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		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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