



20 KINGSCOTE ROAD

EDGBASTON, BIRMINGHAM B15 3JY

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£885,000

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A beautifully presented Victorian semi-detached house in a superb location close to Harborne High Street. The accommodation extends in all to some 2,479 sq ft (230 sq m) and includes living room, family room opening into a superb dining kitchen, principal bedroom with en suite, three further bedrooms, a study, and two shower rooms. Landscaped south-facing garden.

Situation

Kingscote Road is a highly sought-after address in leafy Edgbaston, being ideally situated for access to central Birmingham (approx. 3 miles) whilst also being within short walking distance of Harborne's bustling High Street. Harborne Hill allotments are opposite the property and provide a green and pleasant outlook to the front of the house.

Description

20 Kingscote Road is a much improved Victorian semi-detached house which offers a perfect blend of period charm and modern luxuries. With some 2,749 sq ft (230 sq m) of characterful accommodation set over three floors (plus cellar) the house is both spacious and practically designed to suit family life and entertaining. The house has been lovingly maintained and comprehensively updated over the years by the present owners to include most recently a fabulous rear kitchen extension and new bathrooms to the first floor accommodation. In addition the house benefits from quality timber framed double glazed sash windows, modern gas central heating and hot water system, and a comprehensively landscaped garden.

The house is approached via several steps up to the attractive part stained glass front door which leads into the entrance porch which has original Minton tiled floor and part glazed inner front door with stained glass window above leading into the hall.





The front reception room is a comfortable and light sitting room with decorative plaster cornicing and ceiling rose, a wide bay window with plantation shutters, and an attractive feature fireplace with an unusual cast iron Victorian stove. The rear reception room is a cosy living room which also has an attractive feature fireplace with cast iron insert and a beautiful marble surround. Either side of the chimney breast is high quality bespoke fitted cabinets and shelves.

Opening off the rear of the living room (also accessed separately via the hall) is the superb extended kitchen which was completed in 2018 to a very high specification including under-floor heating (which also runs through into the living room). The kitchen is fitted with painted solid oak base and wall units with Quartz work tops. A large central island unit provides additional storage and preparation space as well as a sociable breakfast bar. Quality integrated appliances include a Neff dishwasher, Neff induction hob with retractable extractor unit, Neff electric oven, microwave oven, and warming drawer, Leibherr double door fridge with drawer freezer beneath.

To the far end of the room two steps lead up to a spacious sitting and dining area with a large rooflight above and bifolding doors opening out to the south-facing terrace. Off the rear of the dining area is a coat storage area and guest cloakroom WC. A door off the other end of the kitchen leads down to the cellar which has power and lighting and is currently used as a utility room with space and plumbing for a washing machine and tumble dryer. The cellar has good ceiling height and offers good potential for conversion into a home office, gym, or playroom if desired.

On the first floor are three of the five bedrooms, including the principal bedroom which has three attractive Gothic arched sash windows to the front with plantation shutters, and mirrored door fitted wardrobes to one wall. One of the mirrored doors opens to reveal a hidden en suite which has been recently refitted with Duravit sanitaryware including large shower enclosure, separate bath, WC and wash basin with vanity drawer unit beneath. There is electric under floor heating and a chrome ladder style towel radiator.





Bedroom two is a generously proportioned double room with sash window to the rear and bespoke floor to ceiling fitted wardrobes/cupboards and matching bookshelves. Bedroom three overlooks the rear garden and is presently used as a study and has bespoke fitted wardrobes, cupboards and shelves to one wall. Bedrooms two and three are served by a modern shower room with Duravit sanitaryware including shower enclosure, WC and wash basin.

On the second floor is a further double bedroom which has Gothic arch sash window to the front with far reaching views over the allotments, and extensive fitted wardrobes and matching shelving to one wall. Also on this floor is a study/office (which could be used occasionally as a small child's bedroom) with dormer window to the rear. A passageway off leads to some useful eaves storage. Completing the second floor accommodation is a shower room with tiled shower enclosure, WC and wash basin.

Outside

The rear garden enjoys a sunny south-facing aspect and has been cleverly landscaped to create several sitting and entertaining spaces. Set over three tiers, there is a lower paved patio area opening directly off the kitchen, ideal for barbequing. This wraps around the side of the house and leads to a shared side passage to the front of the house. Steps with glass balustrading from the lower tier lead up to a large paved seating terrace surrounded by raised beds set behind timber railway sleepers. Further steps lead to the top tier where there is timber decking and a shed/'Wendy house' for storage.

General Information

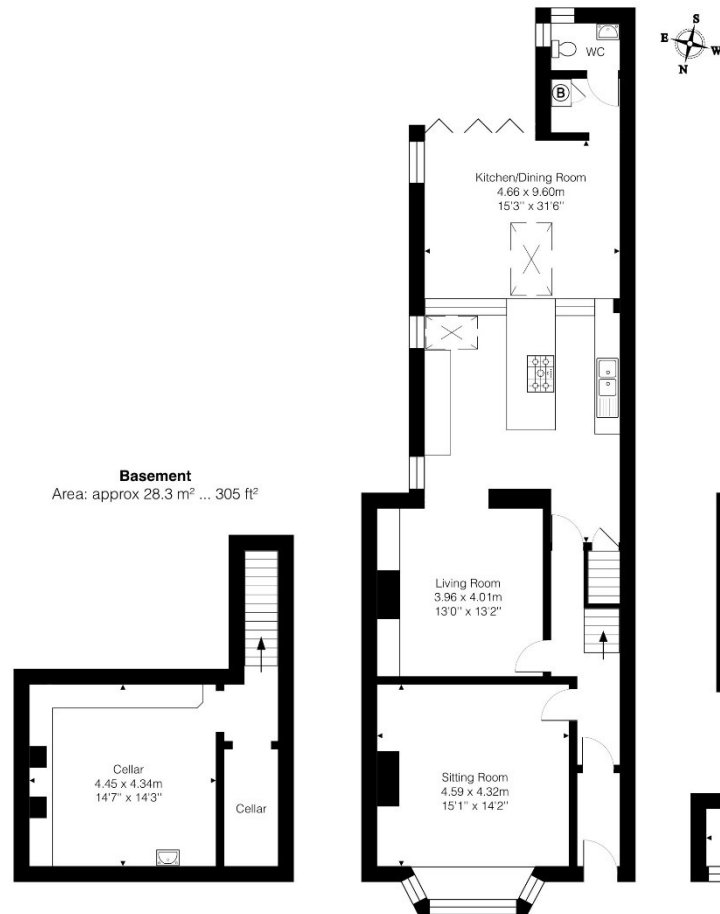
Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and therefore is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual Estate charge is payable which is currently approximately £60 per annum.

Council Tax: Band F





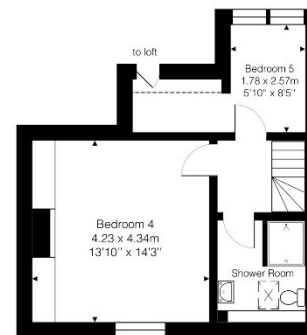
Ground Floor
Area: approx 97.1 m² ... 1045 ft²



First Floor
Area: approx 68.2 m² ... 735 ft²



Second Floor
Area: approx 36.6 m² ... 394 ft²



20 Kingscote Road, Edgbaston, Birmingham, B15 3JY.

Total Area: approx 230.3 m² ... 2479 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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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