



15 YEWE TREE ROAD

EDGBASTON, BIRMINGHAM B15 2LX

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£775,000

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A delightful three storey Victorian townhouse with well-presented and characterful accommodation extending to some 2,507 sq. ft (233sq. m), whilst set in a popular and convenient residential area of Edgbaston, located only about one mile from central Birmingham.

Location

Yew Tree Road is a quiet residential street situated in a sought-after area of Edgbaston conveniently placed only just over a mile from Birmingham City Centre.

Schools

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors, Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within easy reach.

Medical Facilities

The Queen Elizabeth Hospital is approximately 2 miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within 1 and 2 miles respectively, and the Birmingham Children's Hospital and City Hospital are both within 3 miles.

Shopping

Local shopping can be found at nearby Templefield Square where there is a Co-Op convenience store. There is a large Morrisons Supermarket less than half a mile away at Fiveways Island. Meanwhile, Birmingham City Centre offers a vast array of shopping including the famous Bullring shopping centre.

Transport

Public transport by road and rail is most convenient. The rail network can be joined at Fiveways station which is





approximately 300 meters away and is one stop from Birmingham New Street Station. Buses can be picked up around the corner on Wheelleys Road or on nearby Islington Row Middleway.

DESCRIPTION

15 Yew Tree Road is a nicely appointed and handsome Victorian townhouse, with spacious and well-presented accommodation set over 3 levels, extending to some 2,507 sq. ft. (233 sq. m). The property has numerous character features to include large sash windows (reconditioned where necessary by the present vendor), ceiling covings and picture rails, splendid fireplaces within the two reception rooms, and exposed floorboards to many rooms. Central heating is gas fired.

There is a delightful private garden to the rear, enjoying a southerly aspect, which can be accessed from the kitchen, off road parking on the front drive and a secure covered side passageway ideal for bikes/storage.

ACCOMMODATION

On the Ground Floor

Stone steps lead up to the panelled front door with a feature fanlight window over. The central reception hall has a fine Minton tiled floor, feature stained glass window to the rear, cloaks hooks, as well as giving access to the two reception rooms and breakfast kitchen to the rear.

The front sitting room has exposed floorboards, decorative ceiling coving and rose, a central open fireplace with a marble surround, tiled hearth, and inserts.

The rear drawing room has a fine bay window enjoying a southerly aspect, exposed floorboards, ceiling covings and decorative ceiling rose, fireplace with patterned tiles inset, tiled hearth and timber surround and mantle, and a fitted bookcase to the one side.

Inner lobby with tiled floor, with access off to a cloakroom, and to the part covered side passageway.





The breakfast kitchen/dining room is an excellent space for everyday living, with an attractive dual aspect and French doors opening out onto the rear terrace and gardens. There is a designated dining/breakfast area, and the main kitchen area is fitted with a range of base and wall mounted units, work surface areas, one and a half bowl Belfast sink unit with mixer tap, Stoves cooker with 4 ring gas hob, oven/grill with extractor fan over, space for an upright fridge/freezer set within in arched recess, and an integrated NEFF dishwasher.

On the First Floor

From the reception hall a staircase leads up to the first floor landing, with doors off to the bedroom accommodation.

Bedroom 1 enjoys an attractive southerly rear aspect and with a feature fireplace. Bedroom 2 has an aspect to the front and a feature fireplace. The family bathroom has exposed floorboards, a cast iron bath with shower attachment over, pedestal wash hand basin and WC, and a corner shower cubicle. A dressing room/study leads directly through to bedroom 3, with a window to the westerly side aspect.

On the Second Floor

A landing gives access to useful deep storage within the eave, and leads off to double bedrooms 4, and an additional family bathroom.

OUTSIDE

The block paved front drive provides useful off-road parking for one car, with a feature ornamental fore garden area with clipped privet box hedges.

The delightful part walled gardens lie mainly to the rear of the house, with a private seating terrace and lawns beyond, whilst enjoying a southerly aspect. Directly to the back of the house is a large gravelled area with raised planters, and to the far end of the garden a useful garden shed. There is also a secure covered side passageway which is ideally suited for bikes and additional storage.

GENERAL INFORMATION

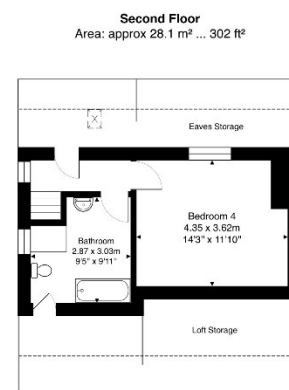
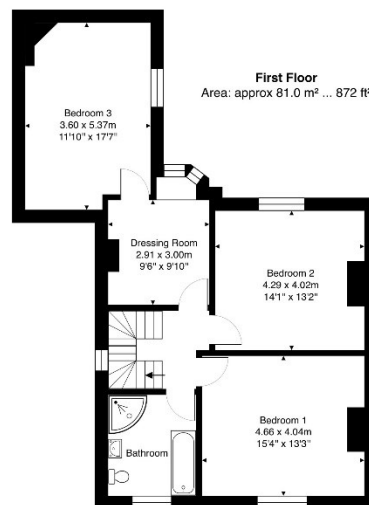
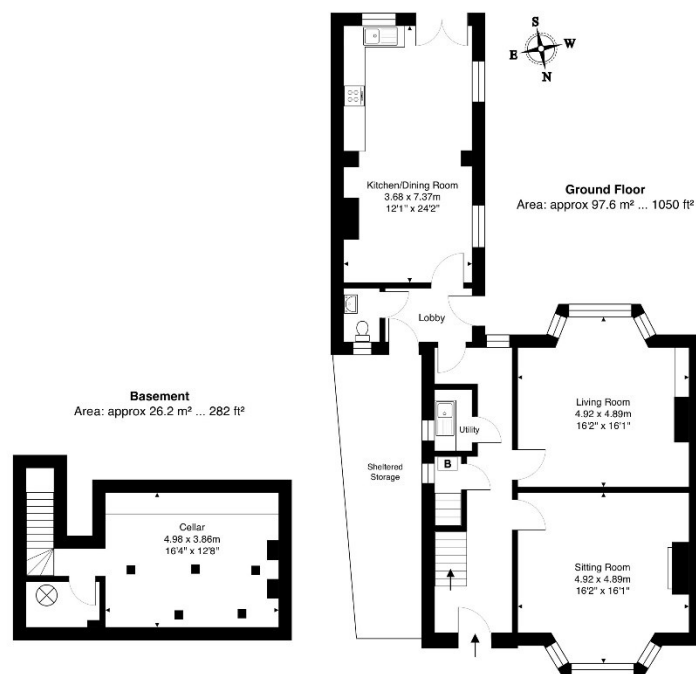
Tenure: The property is Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band F

Published March 2025







Total Area: approx 232.9 m² ... 2507 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		
39-54	E	44 E	
21-38	F		
1-20	G		

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