



45A CHARLOTTE ROAD

EDGBASTON, BIRMINGHAM B15 2NH

Robert  Powell
RESIDENTIAL SALES & LETTINGS



45A CHARLOTTE ROAD £725,000

EDGBASTON

An extended and improved 5 bedroomed family house in a popular road within a prime location. Accommodation extending to around 2,305 sq ft including a superb rear kitchen extension.

Situation

Charlotte Road 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 half 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. The property is located within a few hundred yards of West House School, a highly regarded independent prep school for boys aged 4 to 11. There are numerous other excellent schools within a two mile radius, making this an ideal house for young families.

Description

45a Charlotte Road is a beautifully presented semi-detached property that was built in 2010. As well as being upgraded at the time with numerous developer's extras, the house has more recently (2019) had a rear extension to create a fabulous open-plan kitchen/dining/living space. Offering a total of 2,305 sq ft (189 sq m) of living space set over three floors, this house is perfect for family life.

On the ground floor is an entrance hall with two useful storage cupboards, and a cloakroom WC. Walk through the hall and you arrive at the focal point of the house; a stunning open-plan kitchen, dining, and living space which is modern and spacious. The kitchen itself is fitted with light grey gloss handleless base and wall units with matching acrylic work-tops. Integrated appliances include a Neff double oven, Neff dishwasher, and Smeg washing machine. The living/dining area is partially separated by a peninsular unit with sociable breakfast bar. A large rooflight allows in plenty of natural light, as do the wide bi-folding doors opening out to the garden.

Double doors off the kitchen open into the separate living room which has a walk-in bay window to the front with fitted plantation style shutters. There is a striking feature wall with stylish wallpaper and a large hole-in-the-wall electric flame effect fire.

On the first floor, the principal bedroom has French doors with a small balcony to the front, separate dressing area with built-in wardrobes, and a fully tiled en suite shower room with heated towel rail, large shower enclosure, wash basin and WC. Bedroom two is a good-sized double with rear facing window. Bedroom three is a generously sized single bedroom, presently used as a study. There is a fully tiled family bathroom having heated towel rail, panelled bath with shower over, wash basin and WC.

On the second floor are two spacious double bedrooms, one to the front and one to the rear. These bedrooms share a "Jack and Jill" en suite which has heated towel rail, corner shower, wash basin and WC.

Outside

To the front is a lawned fore garden with screening hedge. There is a long driveway (with EV charging point) which is large enough to park three cars in tandem. This leads up to the detached garage with up and over door and glazed double doors at the rear for through access to the garden.

To the rear of the house is a pretty garden with neatly planted borders, lawn, and an attractive block paved seating area with open slatted fencing and pergola.

General Information

Tenure: The property is freehold.

Council Tax: Band E.

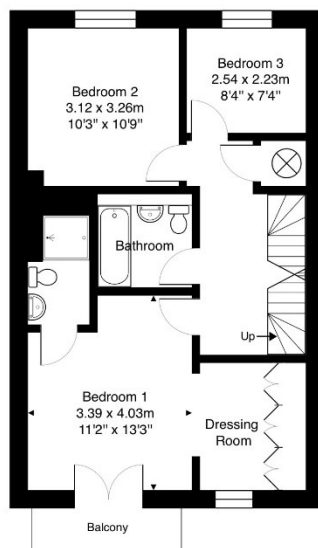


To view this property call Robert Powell on 0121 454 6930

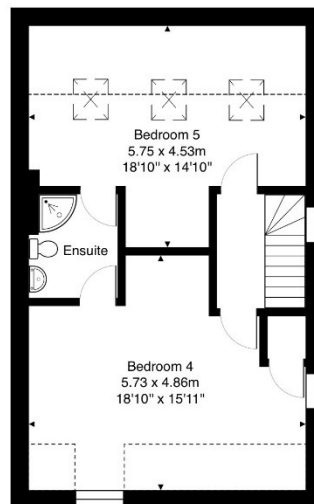
Ground Floor
Area: approx 78.8 m² ... 849 ft²



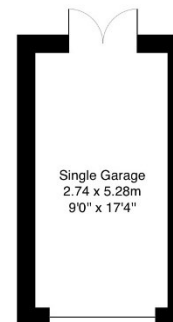
First Floor
Area: approx 55.0 m² ... 592 ft²



Second Floor
Area: approx 55.2 m² ... 594 ft²



Outbuilding



45a Charlotte Road, Edgbaston, Birmingham, B15 2NH.

Total Area: approx 189.0 m² ... 2035 ft² (excluding garage)

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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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