



26 VICARAGE ROAD
EDGBASTON, BIRMINGHAM B15 3HB

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,995,000

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A substantial detached house having four reception rooms, kitchen/living/dining room, five first floor double bedrooms (two en suite), further double bedroom and bathroom on the second floor. Large in and out driveway to the front, beautiful south-west facing gardens to the rear. Total plot approx. 0.45 acre.

Situation

The property is situated on Vicarage Road in the section that connects Westbourne Road with Harborne Road. Birmingham City Centre lies less than two miles to the east and is easily accessible by regular busses along Harborne Road or by tram nearby on Hagley Road. Fiveways railway station is approximately 0.7 mile distant and just one stop from Birmingham New Street station. Access to the Midlands motorway network can be found via J6 of the M6 (4.5 miles) and J3 of the M5 (5.5 miles).

The house is ideally located for access to the abundance of excellent private schools in the vicinity. Most notably, Edgbaston High School for Girls is located less than 200m away on Westbourne Road and Hallfield School is an 800m walk. Bluecoat School is less than a mile away and the King Edwards boys and girls schools are both within two miles.

Description

26 Vicarage Road is an early 1900's detached house which has been extended in the past and now offers an impressive 4,578 sq ft (including garaging) of superb family living space set over three floors. Externally the property has attractive elevations with the front featuring part black and white timber detailing with two projecting gables. Leaded light windows feature throughout and are complimented internally by generous ceiling heights and well-proportioned room sizes.





On The Ground Floor

The property is entered via an open entrance porch with a beautiful solid wood front door with central leaded glass panel. The reception hall is spacious and has original oak strip flooring, an attractive oak staircase, and a guest cloakroom WC beneath the stairs.

The kitchen is the social hub of the house and is ideal for family life and for entertaining. There is a living area off to one side, behind which is a dining area which projects out into the garden, offering a beautiful outlook through multiple windows on three sides. The kitchen area itself is fitted with modern oyster grey base and wall mounted units with black granite work-tops. There is an 'L' shaped island unit with breakfast bar, space for an American style fridge freezer, Stoves range style cooker with two ovens, separate grill, warming drawer, and five ring induction hob. Integrated appliances include a microwave oven, dishwasher, and under-counter fridge.

Opening off the kitchen is a large games room/family room which has bifolding doors opening to the garden. This room could serve as a separate annexe if desired as it has a shower room off, as well as a fitted utility room which could be easily converted into a kitchen which also has its own access to the side of the house leading to the rear garden and driveway to the front.

There are three further reception rooms, all of which radiate off the reception hall. The sitting room enjoys splendid views of the garden through a large bay with central glazed double doors. The room has decorative plasterwork to the ceiling and there is a feature fireplace with coal effect gas fire and windows to either side. The dining room has a wide bay window to the front and also benefits from a decorative ceiling and a feature fireplace with windows to either side of the chimney breast. The third reception room has a bay window to the front and is presently used as a study but would also make for an excellent playroom or snug.

On The First Floor

There is a spacious central landing with a large window over the stairs allowing natural light to flood into the core of the house. There are five double bedrooms on this floor including a good-sized master suite with window to the rear, walk-in wardrobe,





further deep cupboard/wardrobe, and an en suite with walk-in shower, WC, bidet, and washbasin set into a vanity unit.

Bedroom two is a large double room with a bay window overlooking the garden and an en suite having bath with shower over, WC, bidet, wash basin. Bedroom three is a similar size to bedroom two and has a bay window to the front. Bedroom four is also an excellent size and has window to the rear. Bedroom five is front facing and comfortably accommodates a double bed. Bedrooms three, four, and five are served by a house bathroom which has walk-in shower, WC, bidet, wash basin with vanity unit.

On The Second Floor

The second floor landing has a useful storage cupboard which has a door leading through into a large loft space. Bedroom six is a large split level room with fine views of the garden through two rear facing windows. There is an access into the roof space for further loft storage. The second floor bathroom is off the landing and has a corner bath, WC and wash basin.

Outside

To the front of the house is a wide in/out driveway set behind electronic gates and providing secure off-road parking for multiple vehicles. There is a detached double garage to the left and side, and to the right hand side timber gates lead to a further area of hardstanding which leads through to the rear garden.

The stunning rear garden is south-west facing, ideal for the afternoon and evening sun. There is a substantial paved patio beyond which is a large, level lawn surrounded by mature borders. There is a timber and glass summer house to one corner and a south-facing timber decked sunlounge area. We have measured the total plot to be in the order of 0.45 acre.

General Information

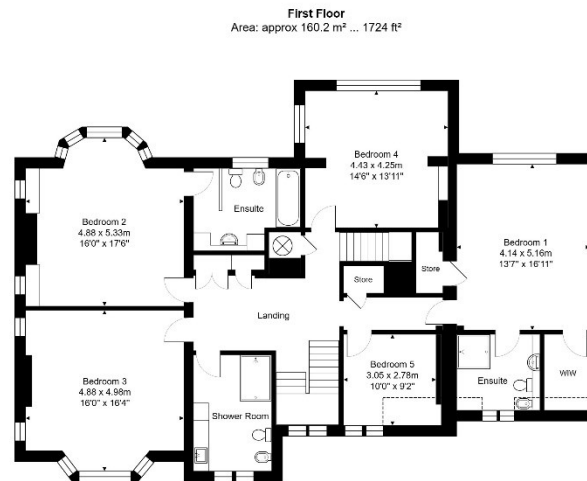
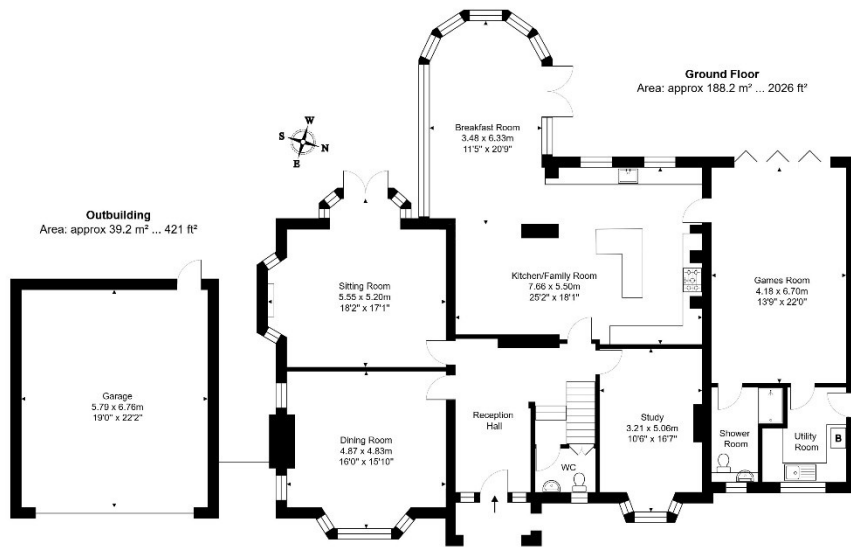
Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available on request.

Council Tax: Band H.

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26 Vicarage Road, Edgbaston, B15 3HB.

Total Area: approx (including garage) 425.3 m² ... 4578 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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