



'THE HOUSE'

20 ST GEORGES CLOSE, EDGBASTON, BIRMINGHAM B15 3TP

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,295,000

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A beautifully refurbished architect-designed detached house, tucked away in a peaceful location and occupying a plot of just under a quarter of an acre. Flexible accommodation over two levels, including open-plan kitchen/diner, semi-open plan living room, second reception room (with en suite shower room), utility room, ground floor guest bedroom suite, two further first floor bedroom suites. Stunning south-facing garden, driveway parking for several cars, double garage.

Situation

St Georges Close is a pleasant cul de sac accessed off Westbourne Road and is ideally located for access to Birmingham City Centre which lies less than 2 miles to the north via nearby Harborne Road and Broad Street. Fiveways Railway Station is less than a mile distant and provides direct access to Birmingham's New Street Station which is one stop (4 minutes) down the line.

St Georges Close is also well placed for the amenities of nearby Harborne which is approximately a mile to the west. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops and brasseries, restaurants and coffee shops. More locally, renowned Michelin starred restaurant Simpsons is within 200m of the property and for less formal dining The Highfield "gastro pub" is within 250m, or the Physician is approximately 300m distant.

There is an excellent choice of schools in the immediate vicinity with Hallfield and Edgbaston High School for Grils both being within a 250m walk. Other nearby schools include Priory, Blue Coat, West House, and King Edwards Boys and Girls schools.

Superb medical facilities in the area include the world-renowned Queen Elizabeth Medical Complex which provides state of the art medical facilities for the region. The Edgbaston and Priory Hospitals are nearby, and The Birmingham Children's Hospital and City Hospital are within two and three miles respectively.

Description

20 St Georges Close is a unique 1960's detached house which enjoys a most peaceful setting in a quiet and exclusive cul de sac. Around 10





years ago the present owners undertook a full “back to brick” refurbishment of the property, including comprehensive remodelling to create a modern, contemporary residence. The refurbishment included full rewiring, plumbing/central heating, replastering, new windows/doors, Cat 5 cabling, and high specification kitchen and bathrooms.

The semi-open plan living space combines with a cleverly thought-out configuration to provide flexible accommodation set out over two storeys. The ground floor space has a dedicated guest bedroom suite, and the second reception room has an en suite shower room meaning that it too could be used as additional bedroom accommodation if needed. Overall, the property extends to approximately 2,633 sq ft (including garaging) and is therefore large enough for a family, or ideal for some larger down-sizers.

The house is approached via a path from the driveway leading through a manicured fore-garden and to the solid wood front door which opens into the hallway. A contemporary oak and glass open-tread staircase sets the modern tone of the house, and the hallway leads through into the principal living space of the house; a large open-plan kitchen/diner with a living room off. Under floor heating runs through the hall and into the kitchen and living room and the space is adorned with natural light via plentiful large windows and bifolding doors

The kitchen is fitted with high-quality German units which are sleek and modern with white gloss handleless door and drawer fronts and white Quartz worktops. A large central island provides additional storage as well as a sociable breakfast bar. Integrated appliances are all Siemens and include full height fridge, under counter freezer, dishwasher, twin electric ovens with warming drawers, steam oven, microwave, and a five ring gas hob with extractor over.

Adjacent to the kitchen is the large dining area which has bi-folding doors opening out to the garden. Situated off the dining area is a lovely living room having a part-vaulted ceiling which gives the room added character. There is a further set of bi-folding doors to the garden and there is a modern log burner for added comfort in the colder months.

The second reception room is situated to the other end of the hallway and is hexagonal in shape making it a most interesting living space. There is a large full height angled window to the front garden, and there is a feature ceiling with decorative hexagonal design matching the contours of the room. The room has its own en suite shower room for added flexibility, allowing it to be used as a





bedroom if desired. A further door off the room leads into a good-sized utility room which has extensive fitted units as well as a stainless steel sink and integrated washing machine and tumble dryer. A door at the end of the utility room leads into the attached garage.

Completing the ground floor accommodation is a well-appointed guest bedroom suite which is a good sized double room with double doors opening out to an enclosed courtyard area, and further natural light provided by a large rooflight. The stylish en suite is fully tiled and has a walk-in shower, wall-hung WC, and wall-hung wash basin with drawer unit beneath.

On the first floor is a lovely bright and spacious landing with a full height window and a second large window above the stairs, both overlooking the front of the property. There are two bedroom suites on this floor, one with extensive fitted wardrobes to one wall. Both bedrooms have smart en suites, one with a large walk-in shower, the other having a bath with shower over.

Outside

To the front of the property is a substantial block-paved driveway providing parking for several cars and leading up to the attached double garage with electric up and over door. There is a beautifully manicured fore-garden with lawn and planted borders.

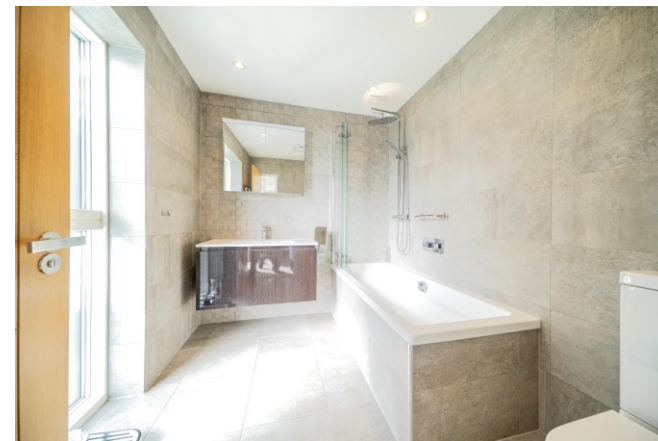
The main garden is fully walled and includes a very large blue brick terrace and a separate paved patio area. There is a central lawn which is flanked by well-stocked and well-maintained borders including mature shrubs and trees. We have measured the total plot to be in the order of 0.24 acre.

General Information

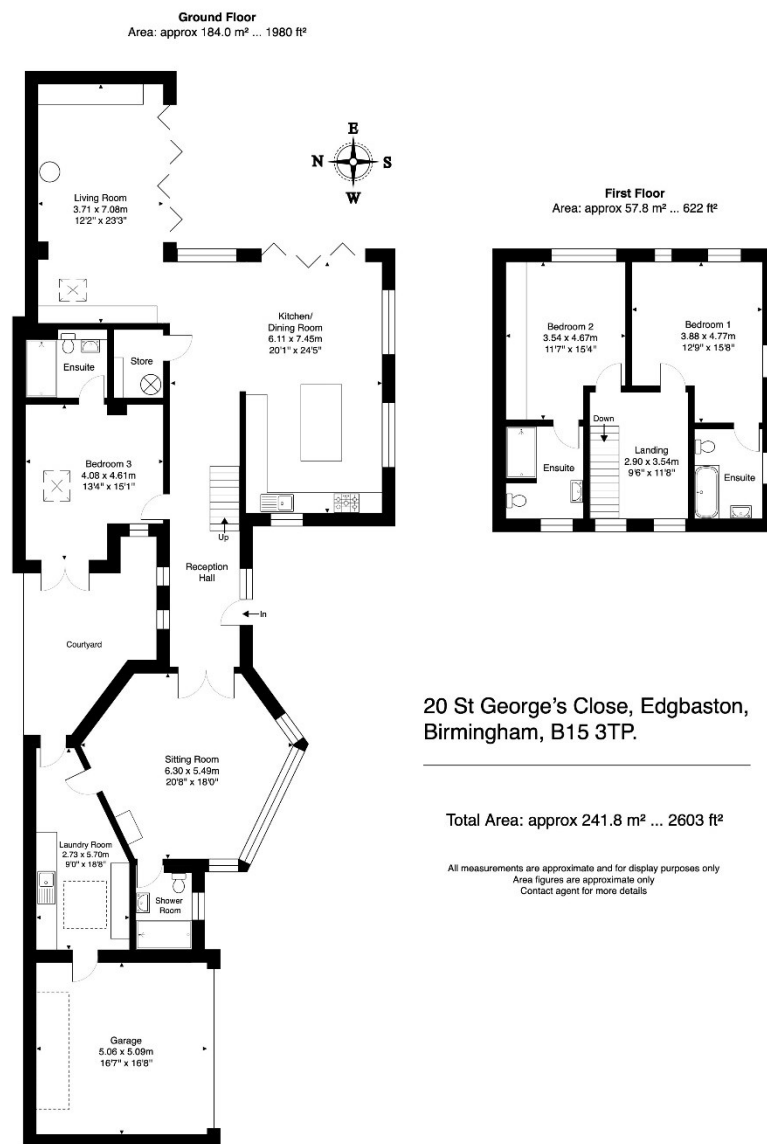
Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management (a copy of which is available on request). An annual estate charge of approximately £70 is payable.

Council Tax: Band G.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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