



33 RYLAND ROAD
EDGBASTON, BIRMINGHAM B15 2BN

Robert Powell
RESIDENTIAL SALES & LETTINGS



33 RYLAND ROAD

£499,950

EDGBASTON

A handsome Georgian town house offering well-presented and spacious accommodation in a most convenient location with delightful open views to the front over a playing field.

Situation

Ryland Road is conveniently situated just over a mile from Birmingham City Centre yet within the exclusive and leafy suburb of Edgbaston. Fiveways railway station is less than half a mile away and is one stop from Birmingham's New Street Station. Ryland Road has recently become a residents only parking zone which has greatly enhanced the road for all who live there.

Description

33 Ryland Road is a most attractive white stucco Georgian townhouse which offers some 1792 sq ft (167 sq m) of flexible accommodation set out over four levels. The basement was converted some years ago, providing two additional useable rooms, one of which presently serves as an occasional fourth bedroom to supplement the three upper floor bedrooms. The property has recently been fitted with very high quality timber-effect uPVC double glazed windows which match the original character but offer far greater sound and thermal insulation.

The property is entered via a solid wood front door to a shared covered passageway to the side, with a secondary front door leading directly into the large living and dining room. This space was formerly two separate rooms which have been knocked through to create a superb open-plan space with a wide bay window to the front providing fine elevated views over the playing field opposite. A set of double glazed double doors to the rear opens to the garden, and there are two feature fireplaces, one being open, the other having a coal effect gas fire.

A door off the dining area leads through into the kitchen which is extensively fitted with base and wall units and includes a Bosch integrated dishwasher, a Tecnik range style cooker with 5 ring gas hob, and space for an American style fridge freezer. A door off the kitchen leads into a compact utility room with space and plumbing for a washing machine, and beyond the utility

room is a ground floor shower room with shower enclosure, WC, and wash basin set into vanity storage unit.

The basement was converted several years ago to create further habitable space with good ceiling height, central heating, and natural light. As currently configured there is a study/snug to the rear, and a bedroom to the front which has a bay window at street level for good natural light and ventilation.

On the first floor is a principal bedroom suite with window to the rear, original fireplace, and a fabulous en suite with cast iron roll-top bath, separate shower enclosure, WC, and wash basin set into vanity storage unit. The second bedroom is a particularly large double room with pleasant outlook to the front and extensive fitted wardrobes and drawers to one wall.

Bedroom three is on the second floor and is another spacious double room with dormer window to the rear and two useful eaves storage cupboards.

Outside

The pleasantly landscaped rear garden is set out over several tiers, with a lower level courtyard area with attractive brick out building for garden storage. A few steps lead up to an additional paved terrace area, beyond which further steps lead to a lawn. The upper tier has timber decking and a cleverly designed high quality garden building with double glazed sliding doors, providing two separate spaces and currently used as a gym and workshop.

General Information

Parking: Ryland Road is resident parking only. Permits are available for a nominal annual sum. Visitor parking credits are also available to purchase.

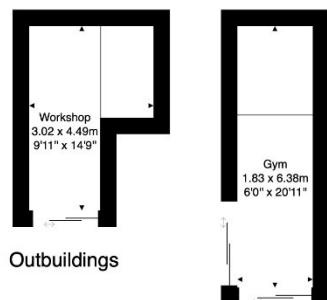
Tenure: The property is understood to be freehold.

Council Tax: Band E.

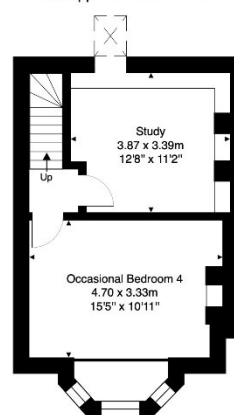
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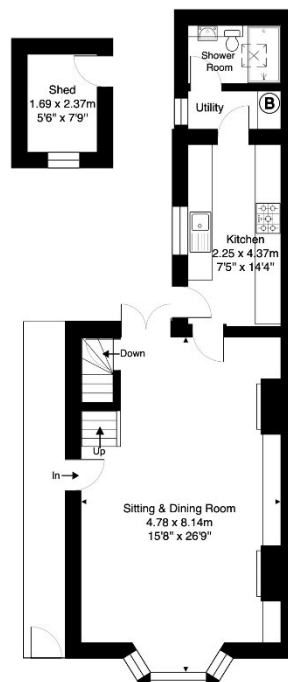
To view this property call Robert Powell on 0121 454 6930



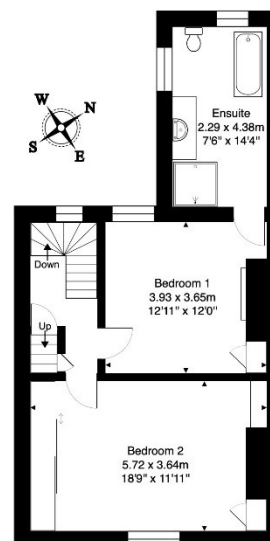
Lower Ground Floor
Area: approx 35.0 m² ... 377 ft²



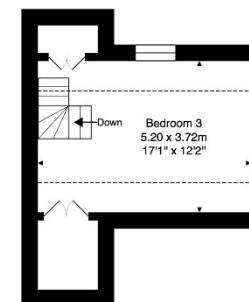
Upper Ground Floor
Area: approx 54.3 m² ... 584 ft²



First Floor
Area: approx 54.1 m² ... 583 ft²



Second Floor
Area: approx 23.1 m² ... 249 ft²



33 Ryland Road, Edgbaston, Birmingham, B15 2BN.

Total Area: approx 166.5 m² ... 1792 ft² (excluding shed, gym, workshop)

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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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