



**12 BARLOWS ROAD**  
EDGBASTON, BIRMINGHAM B15 2PL

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 12 BARLOWS ROAD      £1,395,000

EDGBASTON

A spacious detached house with a stunning south-facing plot of a third of an acre and situated in a prime residential location. Accommodation includes four reception rooms, conservatory, kitchen, utility, four bedrooms and two bathrooms. In/out drive, two garages.

## Situation

Barlows Road is widely regarded as one of Edgbaston's most sought-after addresses, containing an array of attractive detached houses with wide frontages and large gardens. The house is ideally located within easy reach of Harborne High Street which is a 400m stroll away. Birmingham City Centre lies just over 3 miles away and is easily accessed by car, bike, or public transport. There are several excellent schools in the vicinity, with the closest being Blue Coat School which is just over 100m walk away.

## Description

12 Barlows Road is a traditional detached house with accommodation set over two floors extending in all to approximately 2,765 sq ft (257 sq m). The property is very well maintained and presented but would benefit from some general modernisation in parts. There is also excellent scope for extensions, subject to the necessary consents.

The property is entered via a uPVC double glazed porch with an inner front door leading into the reception hall. There is a useful under stairs cloaks cupboard, and a separate guest cloakroom WC.

There are four reception rooms in all including a cosy living room, a spacious sitting room with beautiful views of the garden, a dining room, and a breakfast room off the kitchen for less formal dining. Additionally there is a double glazed conservatory off the breakfast room which provides access to the garden and also links to the adjacent sitting room. The kitchen is a generous size and has a range of fitted base and wall

mounted units and a door leading into the utility room with further fitted units and space and plumbing for a washing machine. A door from the utility room leads to the garden, and another door leads into one of the two garages.

On the first floor are four excellent bedrooms (two facing the front and two facing the rear). The main bedroom has fitted wardrobes and a large en suite with corner bath, separate shower enclosure, WC, and twin wash basins set into a fitted vanity unit. The other three bedrooms are served by a house bathroom which has bath, large shower enclosure, WC, and wash basin.

## Outside

To the front is a wide in and out driveway providing off road parking for several cars. There are two single garages, one to either side of the house. To the rear is a fabulous south-facing garden which has been beautifully maintained and includes a substantial paved terrace, a large lawn flanked by mature borders, ornamental pond, and an orchard area to the far end with apple trees, vegetable patch, greenhouse, timber shed, and compost area. We have measured the total plot to be in the order of 0.34 acre.

## General Information

**Tenure:** The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is 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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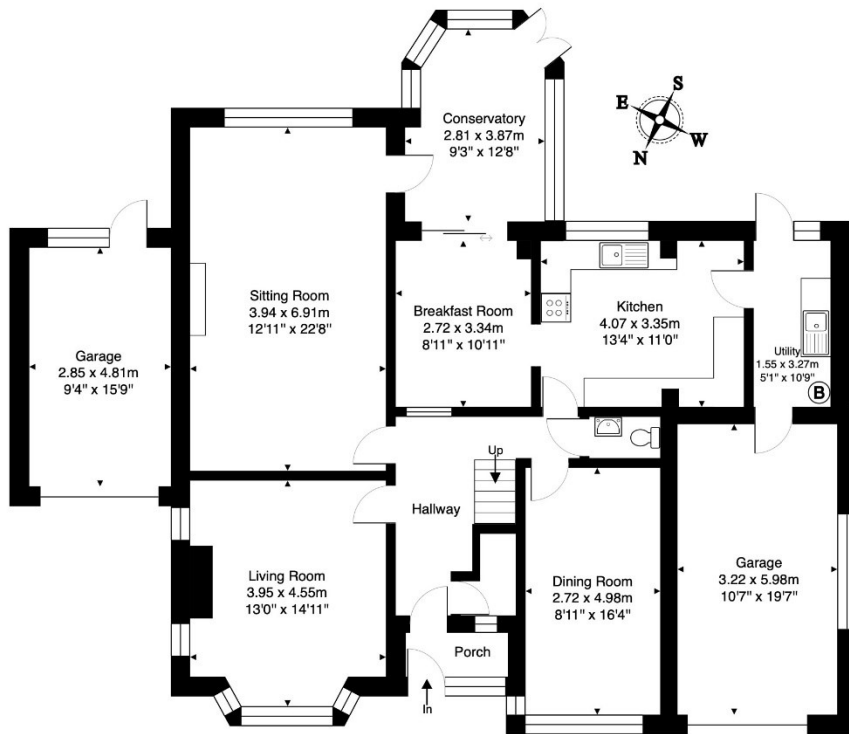




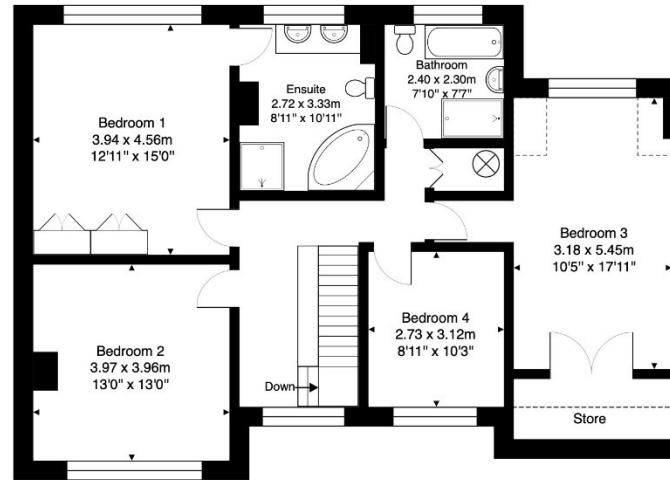
To view this property call Robert Powell on **0121 454 6930**



**Ground Floor**  
Area: approx 156.5 m<sup>2</sup> ... 1684 ft<sup>2</sup>



**First Floor**  
Area: approx 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup>



12 Barlows Road, Edgbaston, Birmingham, B15 2PL.

Total Area: approx 256.9 m<sup>2</sup> ... 2765 ft<sup>2</sup>

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		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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