



9 VERNON ROAD

EDGBASTON, BIRMINGHAM B16 9SQ

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EDGBASTON, BIRMINGHAM B16 9SQ

£775,000

Robert  Powell
RESIDENTIAL SALES & LETTINGS

A handsome and characterful 6 bedroomed semi-detached house with spacious accommodation set over three floors (plus cellar) and extending in all to approx. 3,434 sq ft (319 sq m). Two large reception rooms, orangery, breakfast room and kitchen, cloakroom WC, 3 first floor bedrooms (one en suite) and a family bathroom, flexible second floor accommodation set up as a granny flat including kitchenette, three bedrooms (one en suite), with one of the bedrooms currently set up as a living room. No upward chain.

Situation

Vernon Road is a highly regarded residential address conveniently located for easy access to Birmingham City Centre which lies around 2 miles away. Regular buses to and from the city centre can be taken from the nearby A456 Hagley Road. The Hagley Road also affords easy access to Junction 3 of the M5 which is approximately 4 miles away. Edgbaston has an abundance of exceptional private schools, all of which are within 3 miles of the property and St Paul's School for Girls is situated within 100m of the house.

Description

9 Vernon Road is an imposing Victorian semi-detached house which offers impressive proportions combined with fine architectural features both inside and out. The property has been a much loved family home for several decades and would now benefit from some general modernisation in parts. The house in all extends to approximately 3,424 sq ft (319 sq m) and as such can comfortably accommodate a large, or growing family. As presently configured there is a "granny flat" on the second floor complete with a kitchenette, living room, two bedrooms and a bathroom.

The house is entered via a solid wood door which leads directly into the reception hall, off which the two reception





rooms and breakfast room/kitchen radiate. There is a good-sized cloakroom WC, and a door beneath the stairs leads down to the cellar which in years gone by was a much-used games room for the children of the house.

The sitting room is extremely well-proportioned and has a fabulous bay window to the front which lets in plentiful natural light. There is a fireplace with coal effect gas fire, decorative ceiling rose, and fitted bookshelves and cupboards.

The living room is equally well-proportioned and has stunning decorative corncicing and a feature fireplace with coal effect gas fire. There are two sash windows to the front elevation, and to the rear via an open archway is a large timber framed and glazed orangery which is set up as a sitting and dining room. There are fine views over the garden as well as access via double doors to the terrace.

The breakfast room provides space for informal dining and provides through access to the kitchen via two open arches. The kitchen is partly divided into two areas, linked together by a further archway. To one side is fitted base and wall mounted units, space and plumbing for a dishwasher and a washing machine, a Belfast style sink, and double doors leading out to the garden. The other side has a pitched glazed roof over and a full height widow overlooking the rear garden. There are further fitted base and wall units, a circular sink with mixer tap, and a Rangemaster Professional 110 cooker with two electric ovens, grill, and 6 ring gas hob. A door opens into a covered side passage which leads to the front of the property.

A return staircase with impressive newel posts leads to the first floor. Off the half-landing is the main house bathroom which is fully tiled and has a roll-top bath, separate walk-in shower enclosure, WC and wash basin.

The principal bedroom suite has extensive fitted wardrobes to two walls and two sash windows to the





front. There is an en suite wet room with shower area, WC, and wash basin.

Bedroom two is a particularly spacious room with a wide bay window to the front and a corner fitted wardrobe. Bedroom three is a comfortable double room with window to the rear.

The staircase continues from the main landing up to the second floor, with a useful storage area accessed directly off the half-landing. The second floor accommodation could be used as three separate bedrooms if required although it is presently set up as a granny flat. There is a large living room (bedroom four) with two sash windows to the front and a fireplace with coal effect gas fire. Bedroom five is a good-sized double room with window to the rear providing far reaching views over the garden a well beyond to the city centre in the distance. Bedroom six is a slightly smaller room with views to the rear and an en suite with shower enclosure, WC, and wash basin. Completing the second floor accommodation is the kitchenette with fitted units and a sink.

Outside

To the front of the property is a large gated and block paved driveway providing off road parking for several cars. To the rear of the house is a beautifully designed garden featuring a large raised seating terrace with steps down to a substantial lawn with mature hedgerows to the boundaries providing screening. Well stocked borders add colour and interest, and to the far end of the garden is a large brick paved patio area for additional outdoor seating.

General Information

Tenure: We understand that the property is Freehold.

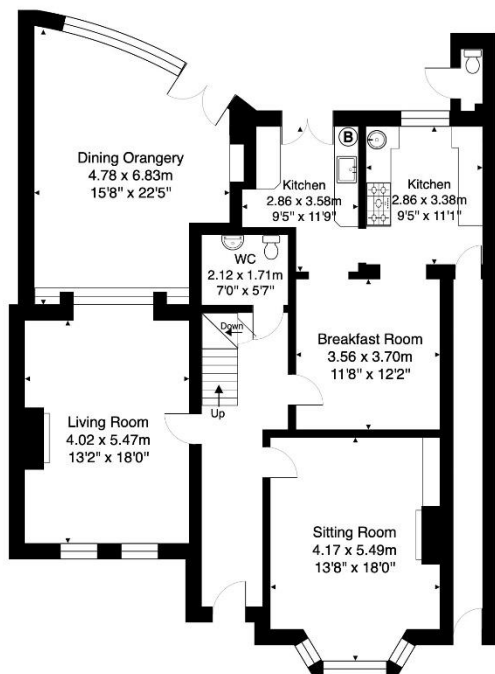
Council Tax: Band G.

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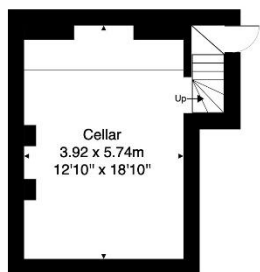




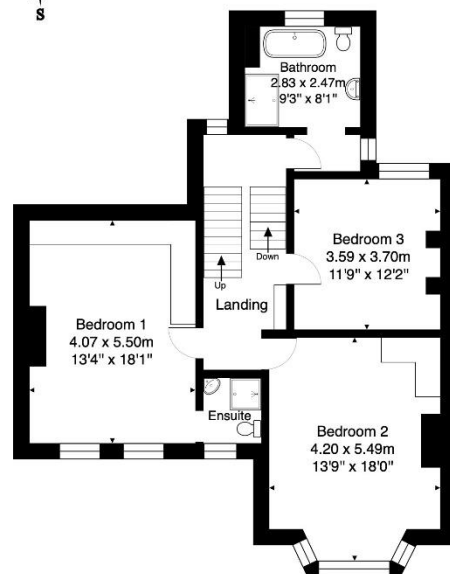
Ground Floor
Floor Area: 138.6 m² ... 1492 ft²



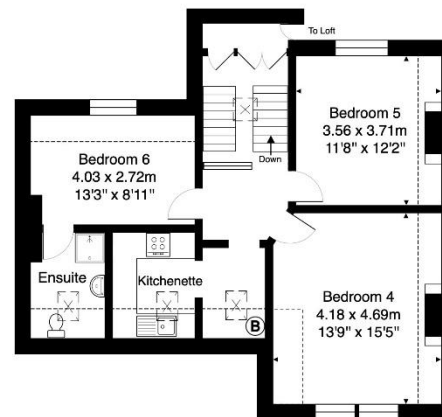
Basement
Floor Area: 24.7 m² ... 266 ft²



First Floor
Floor Area: 83.5 m² ... 899 ft²



Second Floor
Floor Area: 72.2 m² ... 777 ft²



9 Vernon Road, Edgbaston, Birmingham, B16 9SQ.

Total Area: approximately 319.0 m² ... 3434 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information
Contact the agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

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