



23 HINTLESHAM AVENUE
EDGBASTON, BIRMINGHAM B15 2PH

A unique four bedrooned architect-designed house occupying a stunning plot of over a quarter of an acre and located in a highly sought-after road. Good scope for extension or significant redevelopment if desired (subject to consents).



Situation

Hintlesham Avenue connects Metchley Lane with Metchley Park Road and is a quiet tree lined road which enjoys a most convenient location. Harborne's bustling High Street is some 500m away whilst Birmingham City Centre lies approximately 3 miles distant and is easily accessed via regular nearby buses or by train with University Station being just over half a mile away. Birmingham's Queen Elizabeth Hospital is less than a 600m walk from the property. There is an excellent choice of schools in the vicinity, both in the private and state sectors.

Description

23 Hintlesham Avenue is a 1950's individual architect designed detached house, inspired by the renowned architect Frank Lloyd Wright. The accommodation is laid out over two storeys and offers approximately 2,036 sq ft of accommodation (including garaging). With a plot measuring in excess of a quarter of an acre there is scope to significantly add on to the existing building to create a larger house if required (subject to any necessary consents).

The property is entered via a large obscured glass front door leading into a spacious reception hall with original teak flooring and a feature open stairwell to the first floor. There is a guest cloakroom/WC off to one side with Villeroy and Boch sanitaryware.

The kitchen is Miele and is minimalist, modern, and sophisticated with cream fronted units and light coloured granite work tops. There is an array of Meile integrated appliances including electric oven, ceramic hob, microwave, steam oven, and coffee machine. There is also a Gaggenau integrated dishwasher. A door off the kitchen leads through into the dining room which is a good-sized space with wide picture window to the front and sliding patio doors opening to the rear.

The living room is semi open-plan to the dining room and is also separately accessed from the hall. This is a

dramatic space with a mono-pitched vaulted ceiling with open gallery landing above and full height glazing to the rear providing a panoramic view of the garden. There is a brick feature fireplace with log burner, and a set of sliding patio doors leads out to a seating terrace and the garden beyond.

Completing the ground floor accommodation is a utility room which also provides access to the garage.

On the first floor are four bedrooms, three of which are off the galleried landing, with the other one being off the half landing on the stairs. The main bedroom has access to a large balcony to the front, and there is a smart house bathroom with marble tiling, and Villeroy & Boch ceramics including shower enclosure, bath, WC, and wash basin.

Outside

To the front of the property is a sizeable foregarden with lawn and established planting as well as a driveway to one side leading up to the integral garage.

To the rear is a beautiful mature garden which provides a stunning backdrop to the house as well as a perfect environment to relax, play, and entertain. Opening off the living and dining rooms is a partially enclosed seating and outdoor dining area with ceramic tiled floor. There is paving running across the back of the house with steps down to one side leading to a patio area. The main garden has a large central lawn flanked by well-stocked borders providing greenery, colour, and excellent privacy. There is a timber shed to the far end of the garden. We have measured the total plot to be in the order of 0.27 acre.

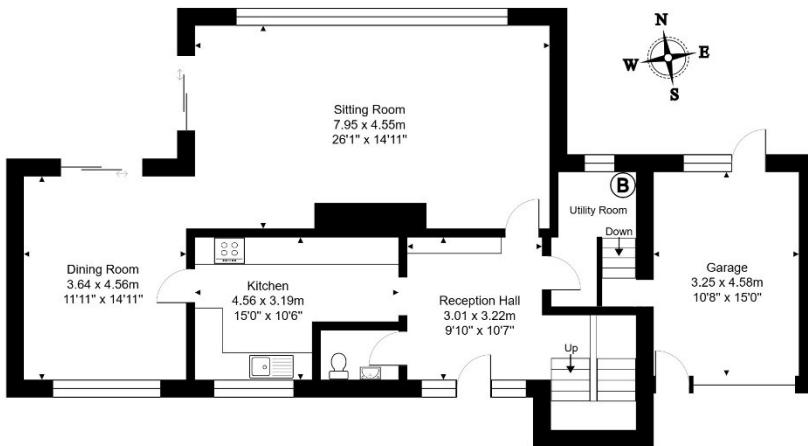
General Information

Tenure: The property is 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.

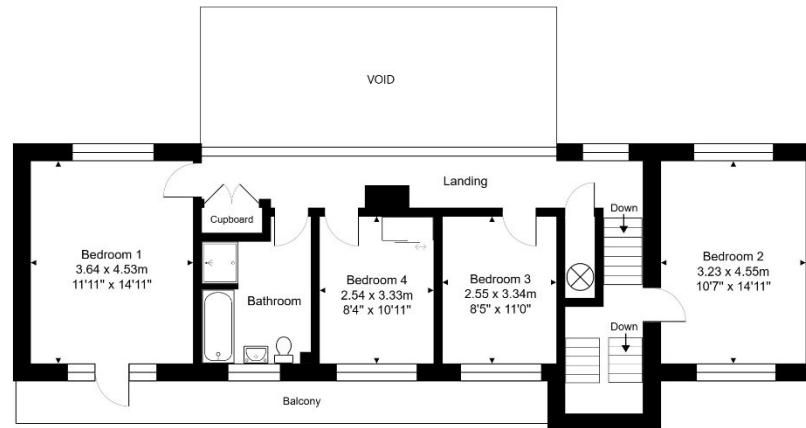


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Area: approx 108.4 m² ... 1167 ft²



First Floor
Area: approx 80.7 m² ... 869 ft²



23 Hintlesham Avenue, Harborne, Birmingham, B15 2PH.

Total Area: approx 189.1 m² ... 2036 ft² (excluding balcony)

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		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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