



11 MANOR ROAD NORTH  
EDGBASTON, BIRMINGHAM B16 9JS

Robert  Powell  
RESIDENTIAL SALES & LETTINGS





# 11 MANOR ROAD NORTH £825,000

EDGBASTON

A much improved and beautifully presented 5 bedrooomed detached house offering excellent family accommodation set in a peaceful location.

## Situation

Manor Road North is a quiet cul de sac situated in a popular and convenient residential area around 3 miles to the West of Birmingham City Centre. 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 around half a mile away.

## Description

11 Manor Road North is a detached two storey house which has been comprehensively refurbished and greatly improved by the current owners, offering superb family accommodation extending in all to an impressive 2,650 sq ft (246 sq m).

The house is entered via an enclosed porch with a glazed inner door leading into the reception hall. There is a feature open-tread staircase, and a door off leads into a cloakroom and WC. Glazed double doors from the hall open into the superb sitting room which enjoys fine views of the garden through large full height sliding doors. The second reception room is a cosy living room with a front-facing window.

The spacious dining kitchen is ideal for family life and for entertaining. The kitchen itself is smartly fitted with Shaker style units and marble effect Quartz work-tops including a sociable breakfast bar. There is an integrated dishwasher, space for an American style fridge/freezer, and a large range cooker with two ovens and a 6 ring gas hob. The dining area can comfortably accommodate a table for 6 and has bi-

folding doors to the garden. A door off the kitchen leads into the utility room with further fitted cupboards and space and plumbing for a washing machine and tumble dryer.

On the first floor is a lovely spacious central landing off which the five generously proportioned bedrooms radiate. There is a pull-down ladder providing access to a large loft which is part boarded for storage. The principal bedroom suite is particularly large and has access to a balcony to the front. The en suite shower room features a large walk-in shower, a WC and twin wash basins. Bedroom two also benefits from its own en suite shower room, with the remaining three bedrooms sharing the stylish house bathroom which has a freestanding bath, separate shower enclosure, wash basin, and WC. Bedrooms one to four have fitted furniture.

## Outside

To the front of the house is a paved driveway leading to the large integral garage which has an EV charger and a pedestrian door leading directly into the house via the entrance porch. To the rear is a delightful mature garden with a natural stone paved patio, large level lawn, and mature shrubs and trees to the borders.

## General Information

**Tenure:** The property is understood to be freehold.

**Council Tax:** Band G.

**Solar Panels:** There are solar panels on the south facing elevation of the roof which provide energy for the house to use as well as benefitting from a feed-in tariff.

Published February 2026

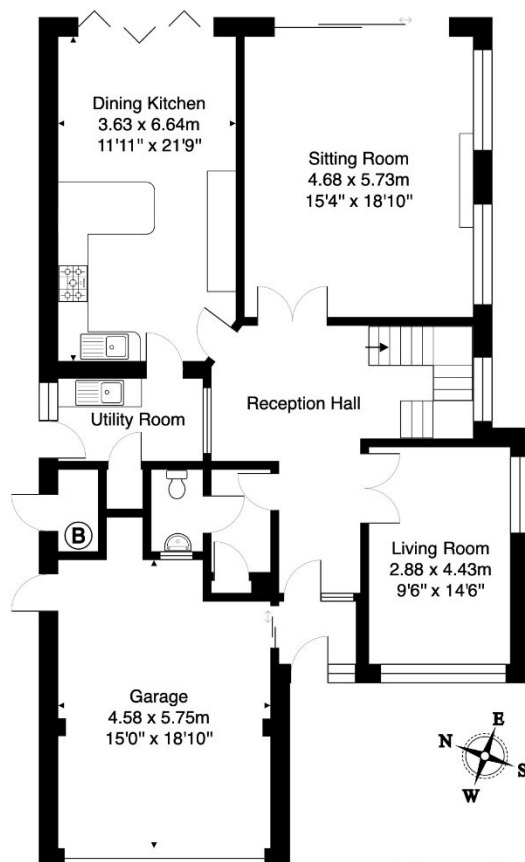




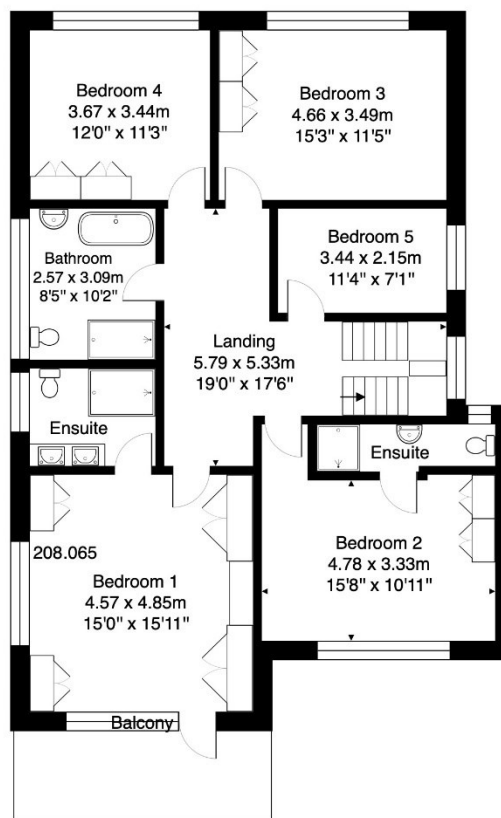
To view this property call Robert Powell on **0121 454 6930**



Ground Floor  
Floor Area: 128.6 m² ... 1385 ft²



First Floor  
Floor Area: 117.6 m² ... 1266 ft²



11 Manor Road North, Edgbaston, Birmingham, B16 9JS.

Total Area: approximately 246.2 m² ... 2650 ft²

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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