



Percival Road, Birmingham, B16

£450,000

McHugo Homes

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MCHUGO
HOMES



- Five bedrooms
- Victorian end terrace townhouse
- Extended and renovated kitchen
- Bathroom and ensuite
- Open design living and dining area
- Three storeys
- Downstairs WC
- Cul de sac with on street parking

Unveil sophistication at Percival Road! This superb five bedroom Victorian townhouse in Edgbaston is a blend of timeless elegance and modern flair. Enjoy spacious living, a renovated kitchen, family bathroom and ensuite luxury, and a well proportioned garden—your quintessential haven awaits.



PROPERTY

Step into the lap of luxury at Percival Road—a captivating end-terrace Victorian townhouse in Edgbaston.

With accommodation of over 1700 square feet situated over three storeys, this home effortlessly marries classic charm with contemporary allure. A living and dining area exude a sense of space and grace, setting the tone for gracious living whilst the renovated and extended kitchen is a culinary masterpiece, marrying style and function seamlessly.

A first floor features four bedrooms complemented by family bathroom, then ascend to the top floor, and the master 'suite' welcomes you with a modern ensuite shower room, creating a private retreat within your home and hosting a wealth of eaves storage. Further features include downstairs WC, has central heating and part double glazing (where specified) and ample storage.

The masterful design extends to the well proportioned maintained rear garden—a serene escape in this leafy city suburb.

Convenience meets charm with on-street parking in the cul-de-sac, and the proximity to the Harborne walkway offers a scenic stroll into Harborne or Summerfield Park.

The current owners' upgrades weave a tale of care and consideration, ensuring an excellent blend of the old and new. Percival Road is not just a property; it's a narrative of refined living in one of Edgbaston's most sought-after locales.

AREA

Nestled in Edgbaston, Birmingham, Percival Road is a quiet cul de sac leading from Stanmore Road, offering a prestigious address near a tranquil reservoir and renowned schools.

The property is close to Queen Elizabeth and City Hospitals University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village, whilst offering arterial road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

Outstanding rated primary and secondary schools are close to hand including Shireland primary, George Dixon Academy, Lordswood Girls High school and St Pauls Girls school, as are a plethora of prestigious private schooling options a very short commute away.

Recreational provisions of Edgbaston reservoir-very nearby, Summerfield Park, and Cannon Hill Park beyond, are ideal for young families and that Sunday stroll or bike ride. Leisure facilities of Edgbaston Priory and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, whilst exclusive Mailbox and Bull Ring shopping boutiques are close to hand in the city nearby.

APPROACH

On street parking, steps up to:

ENTRANCE HALLWAY

Porch includes cloak area, ceiling light point, cupboard with fuse board, access into main entrance hallway, including radiator, part Minton tile flooring, two recessed ceiling downlighters, carpeted stairs to first floor and doors to:

LIVING AREA

Wooden flooring, double French doors opening to patio area, radiator, tall ceilings, power points, fitted cabinetry, opening to a dining area.

DINING AREA

Wooden flooring, fitted cabinetry, open fireplace, ceiling light point and bookcase lighting, wooden framed sash windows with seating nook, power points, radiator.

KITCHEN

Fitted Neff appliances of washer dryer, dishwasher, fridge with freezer below, oven plus microwave above, plus further under counter freezer, five ring gas hob, extractor hood above, Worcester boiler concealed within storage, a range of storage wall and base mounted storage, composite worktop, inset stainless steel sink with draining area and mixer tap above, power points, selection of recessed ceiling downlighters, double glazed windows, ceiling skylight and further light point, door to rear garden, two radiators.

WC

Low level WC, corner pedestal sink with mixer tap, obscure double glazed window, fan, ceiling flush light, laminate flooring.

REAR GARDEN

Predominantly laid to lawn fencing and walls to boundaries, paved patio area, plus rear gated access.

FIRST FLOOR LANDING

Split level with double glazed window, ceiling light point, stairs to second floor and doors to:

BEDROOM TWO

Front facing double glazed sash window, radiator, carpeted, ceiling light point.

BEDROOM THREE

Rear-facing double doors with Juliet balcony, carpeted, radiator, power points, ceiling light point.

BEDROOM FOUR

Rear-facing double glazed window, carpeted, radiator, power points, ceiling light point.

BEDROOM FIVE

Carpeted, double glazed sash window, ceiling light point, radiator, power points.

BATHROOM

Modern wash hand basin within vanity unit and fitted mirror with integrated lighting above, bath with bi-folding shower screen and chrome fittings, wall mounted heated towel rail, obscure double glazed window, fully tiled, low level WC, four recessed ceiling downlighters.

SECOND FLOOR LANDING

Carpeted with one ceiling light point and access to eaves storage, door to:

MASTER BEDROOM SUITE

Rear-facing double glazed dormer window, carpeted, radiator, access to eaves storage, one wall and two ceiling light points, power points, door to:

ENSUITE

Fully tiled, obscure double glazed window, two recessed ceiling downlighters, corner shower cubicle, low level WC, contemporary wash hand basin within vanity unit, wall mounted heated towel rail.

Full Description

TENURE: FREEHOLD

COUNCIL TAX BAND: D

EPC: D

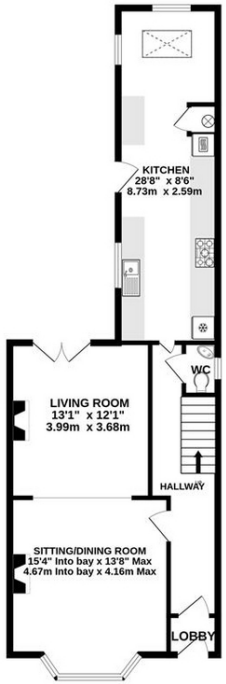
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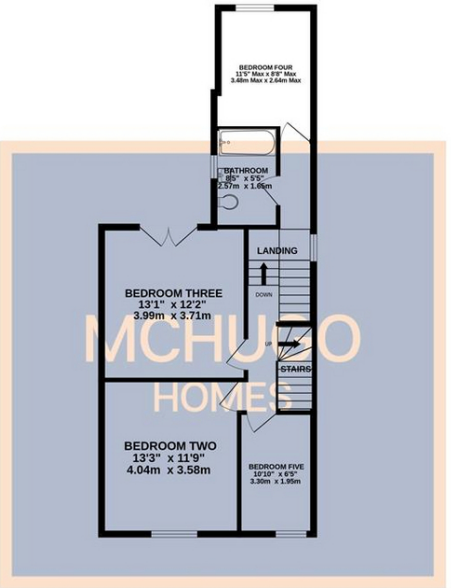
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



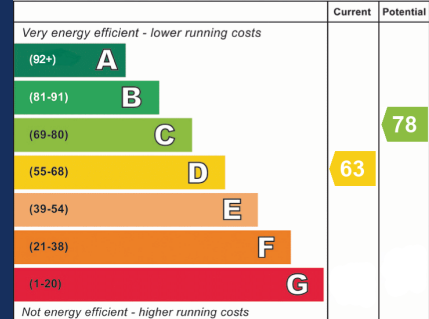
2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1758 sq.ft. (163.3 sq.m.) approx.

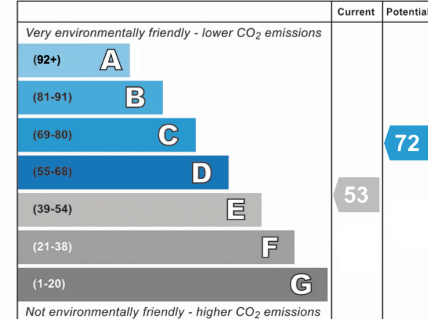
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

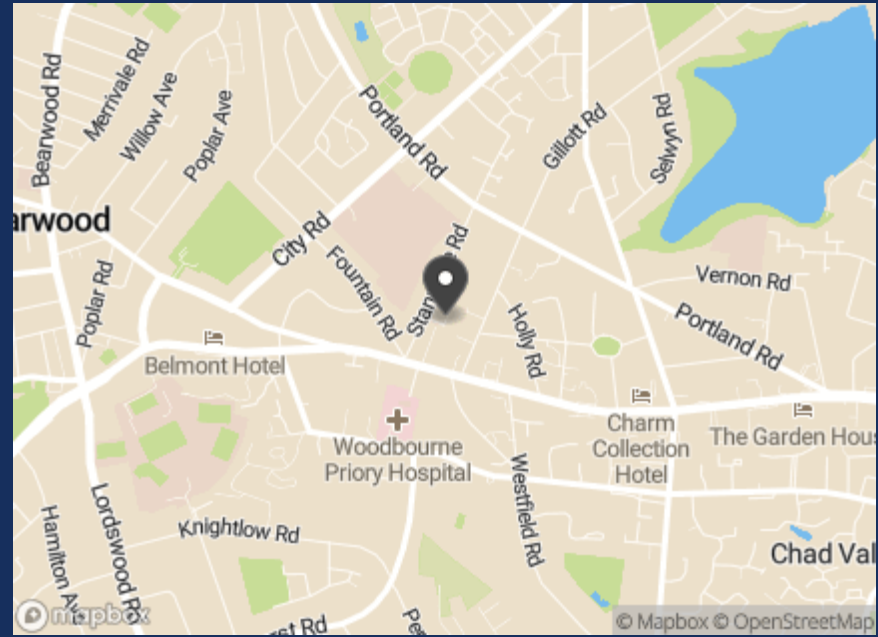


England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



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