



5 Meadow Road, Birmingham, B17

Offers In The Region Of £450,000

McHugo Homes

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- Duplex property
- Over 1500 square feet
- Two double bedrooms
- Two ensuites plus downstairs WC
- Breakfast kitchen and Utility
- Conservatory
- Gated parking spaces
- Private courtyard

Welcome to this exquisite duplex property, a unique home situated within a beautifully converted mansion house, offering a blend of townhouse living full of intricate quirks, in an exclusive gated development. One of only seven bespoke properties, this residence combines historical charm with contemporary luxury with over 1500 sq ft of accommodation, making it perfect for sophisticated buyers.



Property

As you enter through the private access, you are greeted by a spacious and elegant entrance hallway. This sets the tone for the rest of the property, which is meticulously designed to offer both comfort and style. The ground floor features a stylish kitchen and breakfast area, complete with high-end appliances, sleek cabinetry, and ample counter space, perfect for culinary enthusiasts and casual dining.

The large living room provides a perfect setting for relaxation and entertaining, with its generous proportions and tasteful decor. A standout feature of this property is the rare luxury of a conservatory, which floods the space with natural light and offers direct access to a private courtyard area. This tranquil outdoor space is ideal for al fresco dining, morning coffees, or simply unwinding in privacy. Ascending to the first floor, you will find two spacious double bedrooms, each boasting renovated ensuite bathrooms. These modern, spa-like spaces feature premium fixtures and fittings, providing a sanctuary for relaxation. The wide landing area includes fitted cabinetry, perfectly designed to accommodate a home office setup, catering to the needs of modern living. Additional features of this sophisticated home include double glazing and gas central heating (where specified), ensuring comfort and energy efficiency throughout the year. An alarm system adds an extra layer of security, whilst ample storage is provided. The development itself offers gated access, providing an exclusive and secure environment for residents, along with car parking access for two cars.

Area

Meadow Road is conveniently located in an exclusive city suburb, within the prestigious Calthorpe Estate, an urban conservation area, committed to preserving the quality and original character of the area. Its leads to Augustus Road and A456, a very convenient location and a prime Birmingham suburb.

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

The property is very close to the attractive boutiques of Edgbaston Village and amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk, as is the Harborne walkway.

Entrance Hall

Carpeted, two ceiling 'Velux' skylights, double glazed windows to front, storage plus cupboard housing fuse board, opening to kitchen and doors to:

Living Room

Double glazed windows, carpeted, two radiators, selection of recessed ceiling downlighters, power points. Door to stairs.

Kitchen

Range of base and wall bespoke cabinetry, granite worktop with inset sink with mixer tap, integrated tall fridge with freezer, 'Bosch' dishwasher, freestanding cooker with four ring gas hob, recessed ceiling downlighters, double glazing double doors to conservatory.

Conservatory

Pitched ceiling, double glazed windows and doors to garden, tiled floor, radiator, power points.

Utility Room

Double glazed windows, plumbing for washing machine, tiled, ceiling light point, power points.

WC

Low level WC, wash hand basin, ceiling light point, partly tiled.

First Floor Landing

Double glazed window, carpeted, radiator fitted cabinetry deal for home office space, recessed ceiling downlighters with ceiling light point, telephone point, power points. Doors to:

Bedroom One

Double glazed window with rear aspect and 'Velux' skylight, two fitted wardrobes, two radiators, ceiling light points, carpeted, power points, and door to:

Ensuite Bathroom

Refitted bathroom featuring free standing roll top bath with two 'Velux' skylights, low level WC and wash handbasin within vanity units, corner shower cubicle with rain shower head and hand held hose, recessed ceiling downlighters, wall mounted heated towel rail, partly tiled, access to storage.

Bedroom Two

Dual aspects double glazed windows, radiator, carpeted, power points and TV point, recessed ceiling downlighters, fitted wardrobes, door to:

Ensuite Shower room

Obscure double glazed window, wall mounted heated towel rail, partly tiled, recessed ceiling downlighters, corner shower cubicle with rain shower head, wash hand basin and low level WC.

Development

Electric gated entry, secure parking, private access to property at development rear.

Details

TENURE: SHARE OF FREEHOLD
LENGTH OF LEASE: 125 YEARS FROM 2001
SERVICE CHARGE: £2060 PER ANNUM, reviewed annually
GROUND RENT: N/A

COUNCIL TAX BAND: F

EPC:
BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-cabinet available

Disclaimer

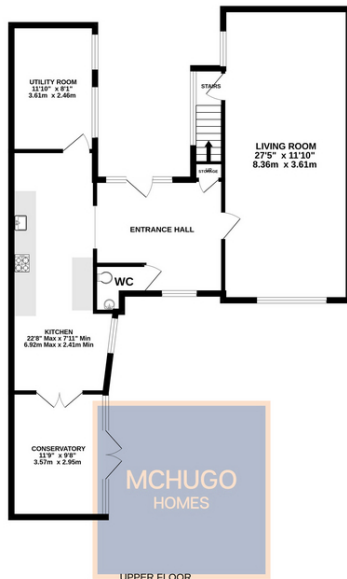
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded 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.

Courtyard

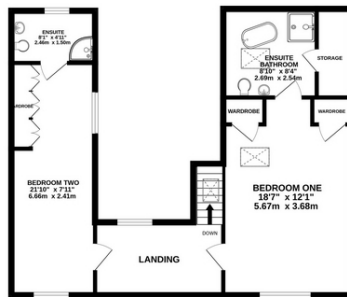
Paved patio, wall and fencing to boundaries, outbuilding/store.



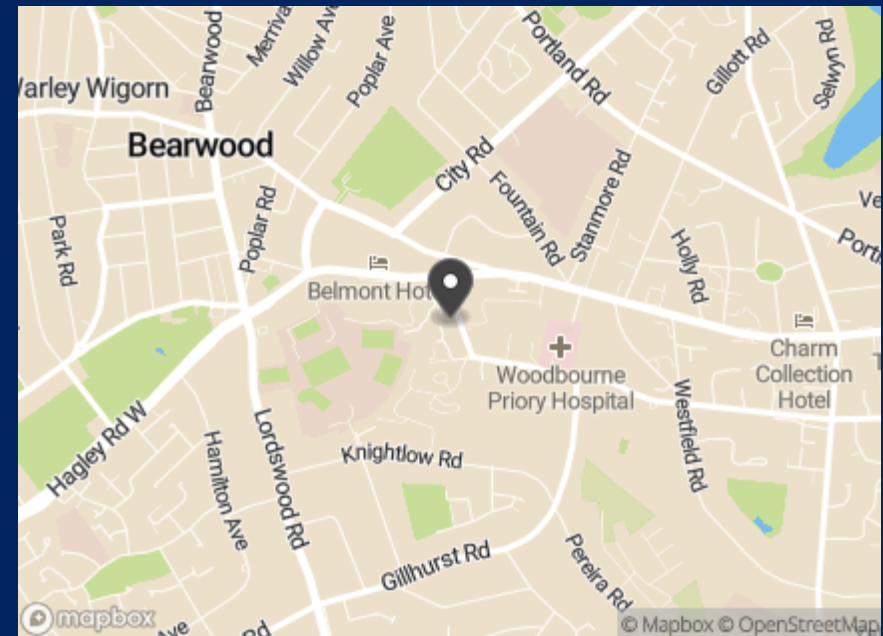
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



UPPER FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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