

17 CARPENTER ROAD, EDGBASTON, B15 2JW



A FINE AND IMPOSING VICTORIAN PERIOD RESIDENCE SITUATED IN ONE
OF EDGBASTON'S PREMIER LOCATIONS.
EPC BAND RATING D

PRICE ON APPLICATION



Draft Sales Particulars

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

Location

CARPENTER ROAD is an impressive Victorian period residence located on one of Edgbaston's sought after road on the prestigious Calthorpe Estate approximately 1 mile from Birmingham City Centre. There are excellent links to the motorway network and easy access to Birmingham International Airport and the NEC. Edgbaston provides a wide range of schooling for children of all ages in both the private and public sector including the renowned King Edwards Foundation Schools. Birmingham University and the new Queen Elizabeth Medical Complex and Dental Hospital are within easy reach. There numerous recreational facilities including Edgbaston Priory Tennis & Squash Club, Edgbaston Golf Club, Warwickshire County Cricket ground and Birmingham Botanical Gardens and the Max Centre at Cannon Hill Park, all of which are only a short distance away.

Nearby Harborne Village and Five Ways provide a variety of shopping facilities bars and restaurants along with Birmingham City Centre and the development at Brindley Place, Bull Ring, NIA and indoor arena. Birmingham is also home to the Birmingham Symphony Orchestra at Symphony Hall and The Royal Ballet.

Description

17 CARPENTER ROAD is a magnificent period residence providing 14 bedroomed family accommodation including the annex. This inspiring property benefits from many original features including ornate ceiling coving, deep skirting boards, original sash windows and panelled doors.

The property is entered via a handsome panelled door with Georgian style fan light above and ornate brass furniture

On the ground floor

Vestibule Porch

The property is entered via a handsome panelled door with Georgian style fan light above with ornate brass furniture, quarry tiled floor, ceiling light point with decorative rose, original cornice.



Impressive Reception Hall

Having fine staircase rising off, ornate cornice to ceiling, ceiling light point with plaster rose, two central heating radiators, dado rail, feature mirror, security entry phone, and original hardwood part stained glass leaded light front door with brass furniture with matching windows to side.



Through Drawing Room

46'7" x 15'0" (14.20m x 4.57m) A magnificent living room with central heating radiators, numerous power points, wall light points, gilded wall friezes, original cornice, dado rail, plaster ceiling rose, feature fireplace with gas fire inset and marble hearth, bay window to front and french window to rear.



Sitting Room

19'6" x 15'2" (5.94m x 4.62m) Laid laminate flooring, central heating radiators, feature fireplace with gas fire inset, power points, cornice and bay window to front.





Superb Dining Room

19'4" x 15'2" (5.89m x 4.62m) Having feature fireplace with gas living coal effect fire with hearth beneath, painted wall friezes, five wall light points, two ceiling light points, decorative rose, matching cornice and ceiling plaster work, two central heating radiators, door to kitchen, double doors to conservatory, two sash style windows to rear.



Large Double Glazed Conservatory

37'1" x 17'1" (11.30m x 5.21m) Having tiled floor, wall light points, several power points, ceiling light points, double glazed picture window and 'French' doors to the rear garden and door to kitchen.



Extensive Cellarage

Approached via a gated staircase with useful storage, power and light.

Breakfast Kitchen

14'11" x 13'0" (4.55m x 3.96m) Having sink unit and drainer with base units beneath, further matching base and wall units, single door oven, four ring gas hob, concealed extractor hood, centre peninsular work unit, ceiling light point, breakfast bar, door to conservatory.



Rear Lobby



With useful storage leads to:

Front Kitchen

12'4" x 8'10" (3.76m x 2.69m) Having sink unit and drainer with base units beneath, further matching base and wall units with contrasting work surface, two single door ovens, five ring hob, extractor hood, spot lighting, space for American style fridge/freezer, window to front.

Games Room

22'2" x 13'4" (6.76m x 4.06m) Laid laminate flooring, knotted pine panelling to wall, several power points, double glazed 'French' doors and window to rear.

Utility

15'1" x 7'9" (4.60m x 2.36m) Plumbing for automatic washing machine, wash hand basin, storage cupboard, door to garage, and door to front.

Gardeners Toilet

Having low level suite, ceiling light point, 'Xpelair' as fitted.

On the first floor

A tread staircase leads to the first floor mezzanine level with central heating radiator and original stained glass leaded light window.

Study/Office

15'8" x 13'6" (4.78m x 4.11m) Feature fireplace with electric fire inset, fitted in an excellent range of built-in storage units with fitted shelving, central heating radiator, ceiling light point with decorative rose, window to rear.



Guest Annex

Having inner hallway leading to:

Bathroom

Recently re-fitted bathroom to include steam/sauna bath with ceiling drench head/body spray, low level WC, two wash hand basins, wall tiling, illuminated mirror, heated towel rail, window to front.



Attractive Living Room

23'4" x 15'7" (7.11m x 4.75m) Having central heating radiator, power points, ceiling point, open ballustrade and staircase rising to the second floor



Bedroom One (Rear)

13'5" x 9'7" (4.09m x 2.92m) Power points, two ceiling light points, windows to rear.



Bedroom Two (Front)

10'1" x 9'1" (3.07m x 2.77m) Power points, ceiling light point, window to front.

Bedroom Three (Front)

9'0" x 7'2" (2.74m x 2.18m) Power points, ceiling light point, window to front.

On the second floor

A staircase leads to the guest second floor landing with double glazed window to side, louvred door to storage cupboard, and to:



Bedroom Four (Rear)

13'7" x 11'1" (4.14m x 3.38m) Power points, ceiling light point, 'Velux' to rear.



Bedroom Five

12'8" x 8'7" (3.86m x 2.62m) With cot, 'Velux' and double glazed window.

Bedroom Six

12'11" x 8'9" (3.94m x 2.67m) Excellent storage room, 'Velux' to front.

Main Landing

A further short continuation of the main staircase staircase leads to the main first floor landing with central heating radiator, ceiling light point, decorative rose, security entry phone and to:

Bedroom One (Front) right

16'1" x 15'0" (4.90m x 4.57m) Having built in wardrobe, feature fireplace, central heating radiator, power points, ceiling light point with plaster rose, cornice, two windows to front.





Recently Fitted En-Suite

Having double tray shower cubicle with rain head and body spray, mono-bloc wash hand basin, illuminated mirror, low level WC, spot lighting, space saver heated towel rail, window to front,



Bedroom Two (Front) left

15'4" x 15'2" (4.67m x 4.62m) Having central heating radiator, power points, ceiling light point with decorative rose, two sash windows to front.



En-suite Shower

Having double tray shower cubicle with rain head and body spray, WC, wash hand basin, wall tiling, low wattage halogen ceiling light points, chromed space saver heated towel rail, beige tiles.

Bedroom Three (Rear) left

15'3"x 14'1" (4.65m 4.29m) Having a ranged of fitted wardrobes, several power points, ceiling light point with plaster rose, cornice, window to rear.

En-suite Shower

Having double tray shower cubicle with microphone style shower, mono block wash hand basin, low level WC, wall tiling, spot lighting, space saver heated chrome towel rail, window to front, glittery inset mosaic.



Bedroom Four (rear) right

15'1" x 15'2" (4.60m x 4.62m) Having built in wardrobe, feature fireplace, central heating radiator, power points, ceiling light point, cornice, window to rear.



En-suite Shower

Having walk-in shower cubicle with body spray and hand held shower, his and hers wash hand basin, wall tiling, wall mounted gas boiler, spot lighting, sash style window to rear.



First Floor Utility

11'1" x 7'1" (3.38m x 2.16m) Having sink unit and drainer with base units beneath, further matching base and wall units, four ring gas hob, extractor hood, space for fridge/freezer, spot lighting.

On the second floor

A further staircase leads to the wide second floor landing with access to roof void, wall light points and to:



Bedroom Five (Front) right

16'5" x 15'3" (5.00m x 4.65m) Having two central heating radiators, several power points, ceiling light point, windows to side and front.



En-suite Shower Room

Having corner shower cubicle, WC, wash hand basin, ceiling light point, 'Xpelair', large mirror.



Bedroom Six (Front) left

15'4" x 14'6" (4.67m x 4.42m) Having two central heating radiators, power points, ceiling light point, two windows to front.



Bedroom Seven (Rear) right

15'1" x 15'0" (4.60m x 4.57m) Having two central heating radiators, power points, ceiling light point, original fireplace, three inset windows.



Bedroom Eight (Rear) left

15'0" x 13'11" (4.57m x 4.24m) Having central heating radiator, power point, ceiling light point, window to rear.

Kitchenette

Having sink unit and drainer with base units beneath, four ring hob, central heating radiator, breakfast bar, wall mounted gas boiler, 'Velux' to rear.

Second floor bathroom

14'7" X 11'1" (4.45m X 3.38m) Having jacuzzi bath with hand held telephone shower, separate corner shower cubicle, WC, wash hand basin, bidet, wall tiling, ceiling light point, 'Xpelair', 'Velux' skylight.

Outside

The property is set back from Carpenter Road beyond a large block set driveway with an abundance of car parking and approached beyond secured electronically controlled gating. There is an open storm porch and raised front garden with mature shrubs and trees.

Substantial Rear Garden

Comprise flagged patio with dwarfed wall leading down to a large lawn with established borders, conifer screens, shrubs, outside water tap, and access from the conservatory and games room.



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

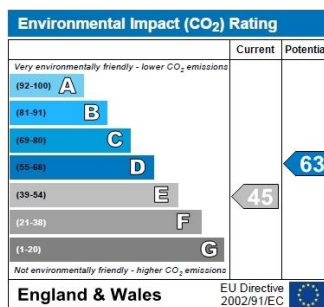
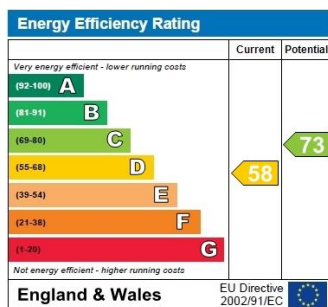
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".