

Cottons

CHARTERED SURVEYORS

Pinfold House 1 Mansfield Road,
Yardley, Birmingham, B25 8LX

£750,000



- 6 Bedroom House
- Gas Fired Central Heating
- Substantial Lawned Gardens
- Part Double Glazed
- Off Road Parking
- EPC Rating: C

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
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An imposing **GRADE 2 LISTED, LINK-DETACHED**, period-built family dwelling house, providing well laid out accommodation having a total of **6 BEDROOMS, 2 MODERN KITCHENS** and **3 BATHROOMS**, one of which is an **ON-SUITE**, All built on a **SIZABLE PLOT**. The layout includes extensive ground floor accommodation with **ANNEX** perfect for extended family living. Accompanied is also a **SIZABLE BASEMENT** perfect for storage or converting into the buyers needs.

Property Tenure

Freehold

Council Tax Band

E

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Entrance Hallway 14' 3" x 14' 4" (4.34m x 4.37m)

Giving Access to Basement, Stairs, Kitchen 1 and Both Lounges

Lounge 15' 5" x 13' 6" (4.69m x 4.11m)

Kitchen 1 11' 10" x 12' 9" (3.60m x 3.88m)

French Doors to Garden

Lounge/Diner 27' 7" x 12' 9" (8.41m x 3.88m)

Kitchen 2 10' 10" x 14' 6" (3.31m x 4.42m)

Inner Hallway 26' 0" x 2' 11" (7.92m x 0.88m)

With Access to Garden

Bedroom 1 8' 5" x 10' 11" (2.57m x 3.33m)

Bedroom 2 7' 10" x 10' 11" (2.39m x 3.34m)

Family Bathroom 7' 7" x 5' 10" (2.32m x 1.77m)

Panel Bath, Wash Basin and WC

Bedroom 3 10' 0" x 9' 2" (3.05m x 2.79m)

Dressing Room 7' 6" x 4' 0" (2.29m x 1.22m)

Shower Room 7' 6" x 5' 1" (2.29m x 1.55m)

Shower Cubicle, wash Basin and WC

First Floor

First Floor Landing 5' 0" x 14' 5" (1.53m x 4.40m)

Bedroom 4 13' 7" x 13' 9" (4.15m x 4.19m)

Bedroom 5 22' 3" x 19' 9" (6.77m x 6.03m)

Includes Dressing Area leading to Bedroom

Rear Landing 14' 3" x 2' 9" (4.35m x 0.84m)

Bathroom 11' 1" x 8' 2" (3.37m x 2.50m)

Freestanding Bath, Shower Cubicle, wash Basin and WC

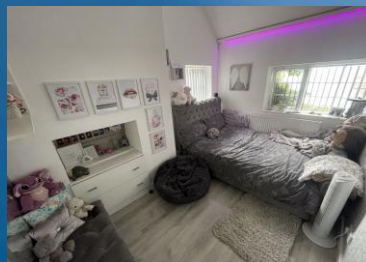
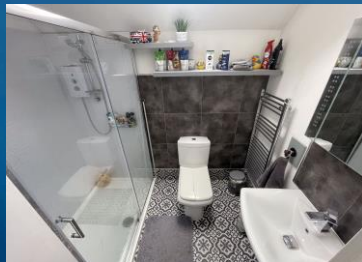
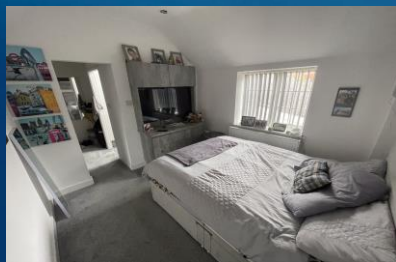
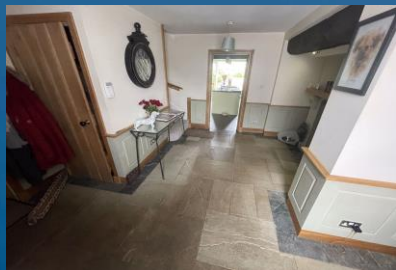
Bedroom 6 12' 9" x 15' 9" (3.88m x 4.80m)

Outside Front

Paved and Walled Foregarden, enclosed courtyard allowing access to garage and secure off road parking

Rear and Side Garden

Patio Areas with substantial lawned Gardens



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