



Malvern Road, Acocks Green Birmingham

burchell
edwards

Malvern Road, Acocks Green Birmingham B27 6EG

for sale offers over
£525,000



Property Description

Introducing a truly exceptional five-bedroom Victorian period residence to the market.

This remarkable property has been lovingly upgraded by the current owners, who have meticulously preserved its original charm and character.

Upon entering, you are welcomed by a radiant and spacious entrance hall, featuring a magnificent Minton floor. The hall leads to two generously sized reception rooms, each boasting feature fireplaces and the high ceilings characteristic of this architectural style. At the rear, you will find a beautifully appointed kitchen and dining area, complemented by a utility area, additional play room for children and a convenient downstairs W.C and access to the cellar.

The rear garden is a low-maintenance oasis, complete with side access to the front and a generous courtyard/patio area, perfect for summer entertaining.

The first floor hosts two spacious double bedrooms, with the master bedroom benefiting from an ensuite. The main family bathroom, located at the back of the property, features a freestanding bath, large shower, twin sinks, and a W.C. Additionally, there is a cozy reading nook that could easily be transformed into a home office.

The second floor comprises three further double bedrooms, each offering ample storage space.

At the front of the property, off-road parking is available, along with an electric car charging point.

This property is a superb example of how modern design can be seamlessly integrated within a period home

Entrance Porch

Tiled flooring.

Entrance Hallway

Understairs storage.

Reception Room

12' 8" max x 16' 3" max (3.86m max x 4.95m max)
Double glazed bay window to front elevation, central heating radiator and gas fire place.

Lounge

15' 9" into recess x 12' 10" max (4.80m into recess x 3.91m max)
Door to rear elevation, central heating radiator and fire place.

Kitchen

23' 8" max x 13' 6" into recess (7.21m max x 4.11m into recess)
Double glazed window and double doors to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five hob burner, extractor, dishwasher, fridge freezer, wine cooler. spotlights and two central heating radiators.

Utility Room

5' 5" x 6' 8" (1.65m x 2.03m)
Double glazed window to side elevation, space and connections for washing machine and tumble dryer.

Play Room/Office

11' 10" max x 7' 2" max (3.61m max x 2.18m max)
Double glazed window to rear elevation and fridge freezer.

Ground Floor W.C

W.C, wash hand basin, central heating radiator and spotlights.

Landing

Central heating radiator and spotlights.

Bedroom One

16' 9" x 13' 6" to window (5.11m x 4.11m to window)
Double glazed window to front elevation, central heating radiator and spotlights.

Bedroom Two

15' 10" x 12' 9" (4.83m x 3.89m)
Double glazed window to rear elevation and central heating radiator.

En-Suite

Double glazed obscure window to side elevation, corner shower, W.C, wash hand basin and central heating radiator.

Bathroom

L shaped room. Double glazed obscure window to side elevation, W.C, wash hand basin with storage, freestanding bath and double width shower cubicle.

Upper Landing

Velux window to side elevation and spotlights.

Bedroom Three

16' 4" into recess x 10' 6" max (4.98m into recess x 3.20m max)
Velux window to rear elevation and central heating radiator, eaves storage.

Bedroom Four

16' 10" max x 12' 10" into recess (5.13m max x 3.91m into recess)
Double glazed window to front elevation and central heating radiator, eaves storage.

Bedroom Five

15' 3" x 8' 8" (4.65m x 2.64m)
Two velux windows to side elevation, spotlights and central heating radiator, eaves storage.

Eaves Storage

4' 7" max x 5' 9" max (1.40m max x 1.75m max)
Storage in eaves.

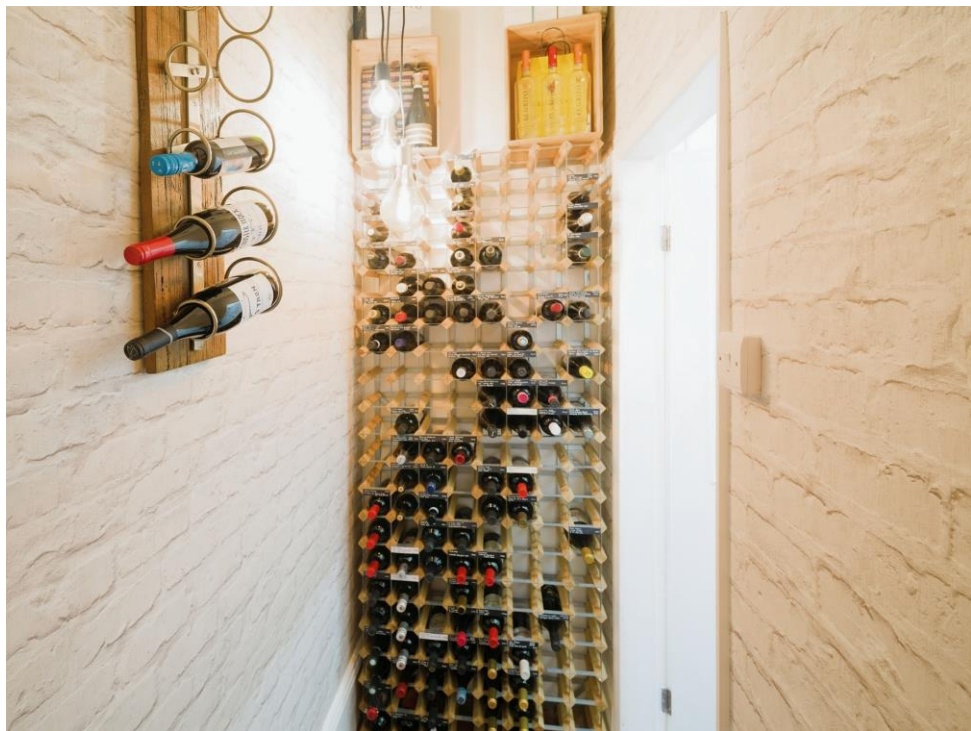
Cellar

12' 6" max x 6' 8" max (3.81m max x 2.03m max)
Lighting.

Rear Garden

Private enclosed rear garden with elevated seating area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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