



## Lyttelton Road

Edgbaston, Birmingham, B16 9JN

£975,000



- Stunning Victorian Semi-Detached Residence Overlooking St Augustine's Church
- Over 3300 Square Feet of Internal Accommodation
- Three Large Reception Room
- No Upward Chain
- Six Double Bedrooms and Additional Study Room
- Beautifully Manicured Private Rear Garden
- Excellent Access Links to QE Medical Complex and Birmingham City Centre
- EPC Rating - E



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A beautiful and charming semi-detached Victorian home situated in this prestigious cul-de-sac location in Edgbaston overlooking the charming St Augustine's church. This enviable period residence provides over 3800 square feet of internal accommodation to include six double bedrooms with an additional study, retaining a host of original features and heritage throughout, complimented by a immaculately manicured rear garden.

A pebbled driveway provides space for two cars and is surrounded by a front fore-garden with mature shrubs and ornamental grasses, with a stone pathway leading to the property entrance.

Throughout the home it has been extensively restored and upgraded to an excellent standard. As you enter through the the entrance porch you are greeted by a grand entrance hallway with original Minton tiled flooring, coving, ceiling rose, two archways with corbels and a beautiful, stained glass door and window feature to the front. The entrance hall leads to the main staircase and three generously spacious reception rooms displaying an array of the beautiful period features, including original cast iron open fires and feature surrounds, Victorian cornice with picture rails and original ceiling roses. Additionally there is a wet-room with WC and a door to an extensive cellar which is currently used as a workshop and storage area and houses the central heating boiler.

To the rear of the property is an impressive open-plan kitchen-dining room with fantastic views over the picturesque private gardens and a variety of trees and conifers beyond. The kitchen is installed with both radiators and under-floor heating and comprises wall and base level units with beautiful complimentary granite worktops, double sink with a hand spray rinse attachment and a Rangemaster dual fuel double oven with hob. A 'back' staircase provides an additional access from the kitchen to the master bedroom suite with French doors leading out to the rear garden.

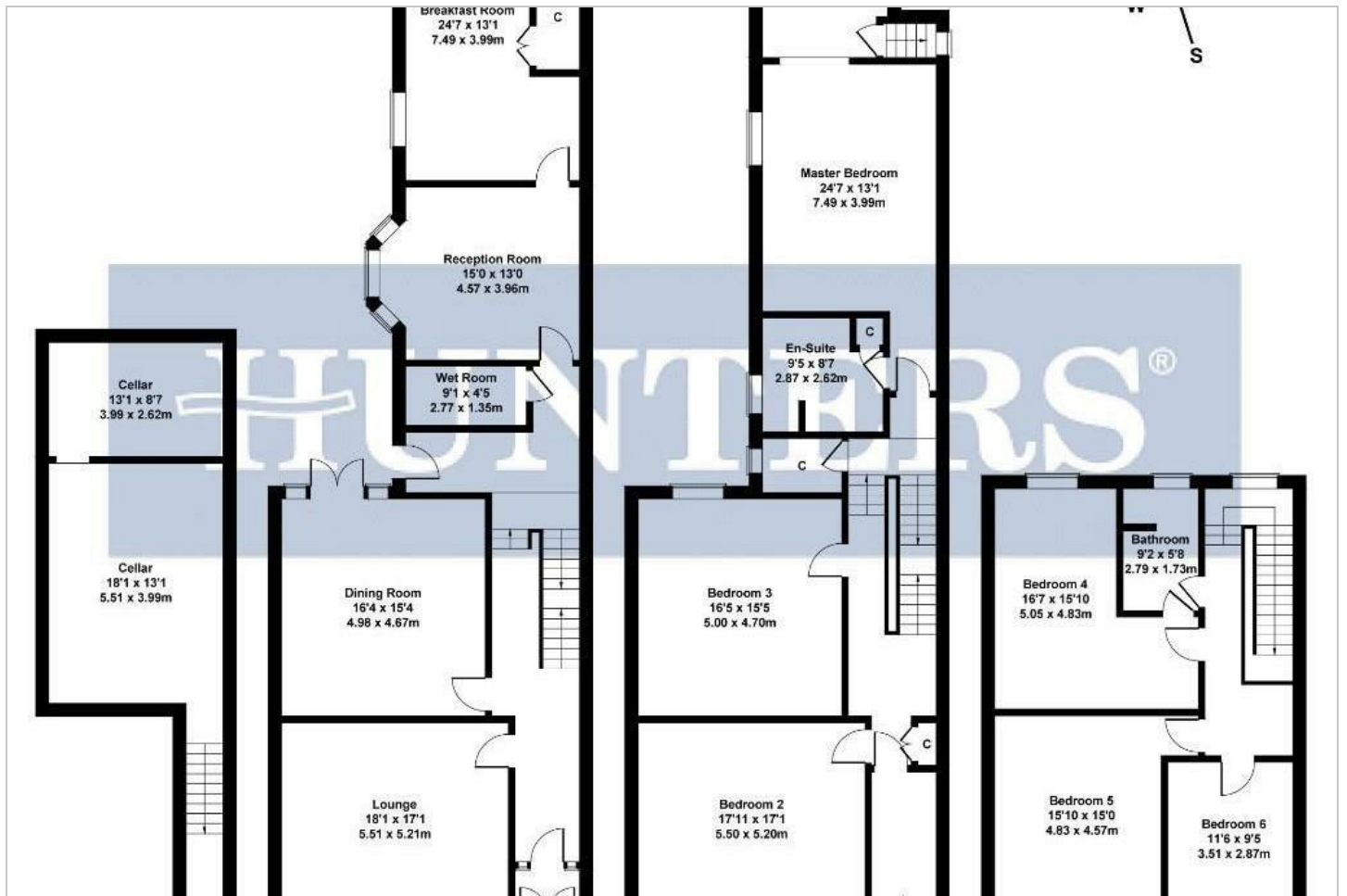
As you go upstairs, the accommodation is thoughtfully set over two floors. On the first floor the master bedroom boasts an adjoining dressing room with the aforementioned staircase offering access back down to the kitchen. It also includes a luxury en-suite bathroom with marble style tiling and includes a walk in shower with its own tiled seat. In addition to the first floor are two other generously sized double bedroom suites, both having original cornice with picture rail, Victorian feature fireplaces with marble surrounds and pleasant views, with the front facing bedroom providing superb views over the village green. The first floor also has a separate W.C. and a usefully study room ideal for an office and working from home. On the top floor of the property there are three further double bedrooms, one of which provides access to a large, part-boarded loft and another has en-suite access to the Jack and Jill bathroom which has a modern tiled finish.

To the outside and into the rear garden is a tranquil and wonderful green escape, providing a diverse wealth of mature shrubbery, trees and conifers alongside ornamental grasses, ferns and other plantation. This wonderful outside space perfectly compliments this wonderful period home.

This period residence is superbly positioned within a popular Edgbaston neighborhood and the prestigious Calthorpe estate, just off of the Hagley Road providing easy access directly into Birmingham City Centre and the local motorway networks in either direction. The property is set within a conservation area with the delightful St Augustine's Church and the village green as its centerpiece. The property is set within a quiet cul-de-sac location with ample on-street parking outside for visitors. The property is also ideally positioned for its convenient access to the Queen Elizabeth Medical Complex and City Hospitals. The nearby Edgbaston and Harborne villages renowned for its range of high-end retail and independent stores along with several award-winning eateries in

close proximity, there is also an excellent range of schooling options at primary, secondary and prep school level with Chad Vale primary, Lordswood High school, St Pauls Girls school all in close proximity alongside several private schooling options.

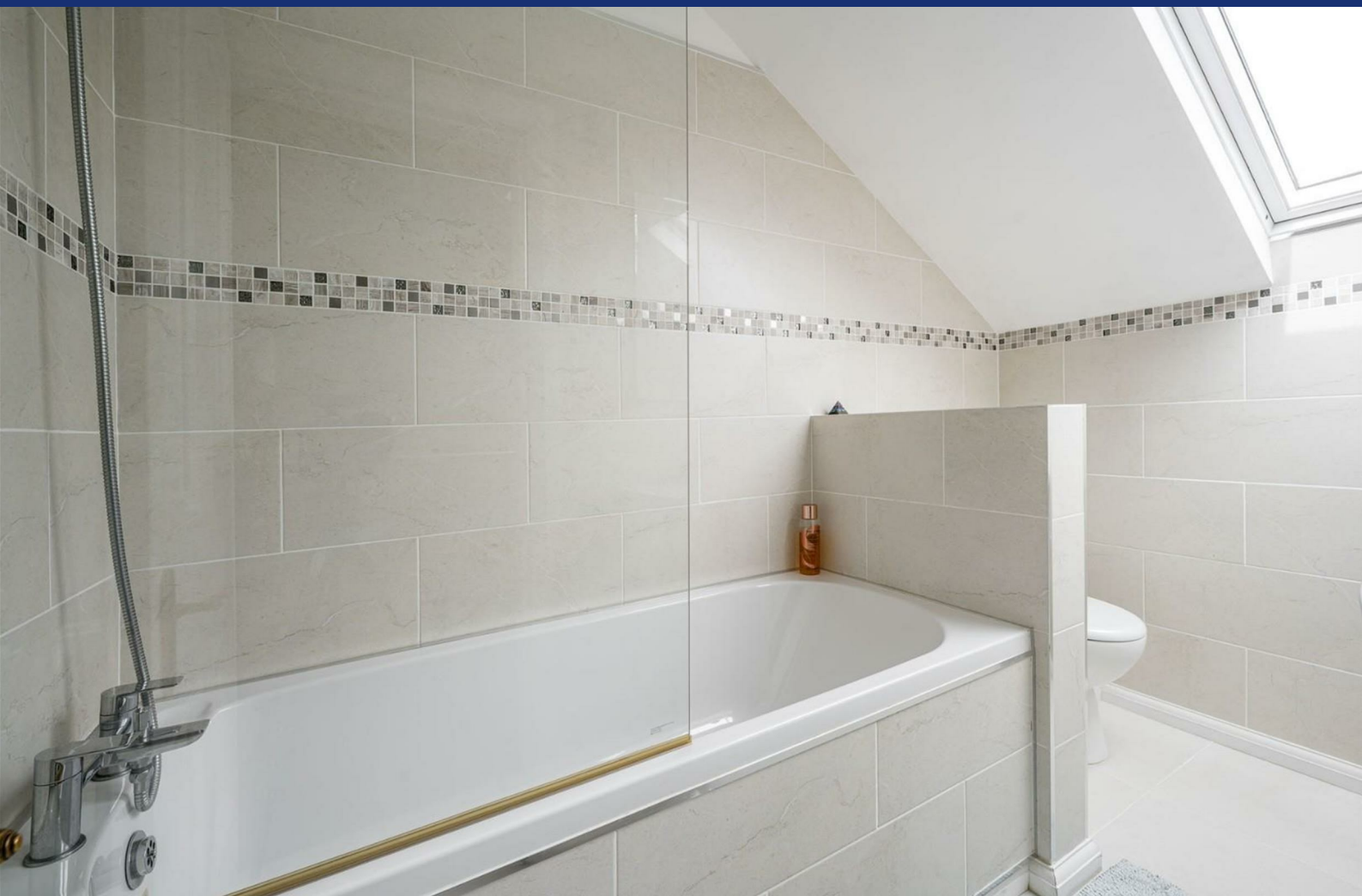
# Floorplan



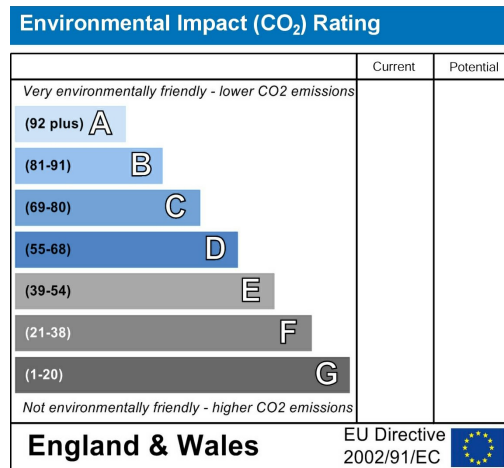
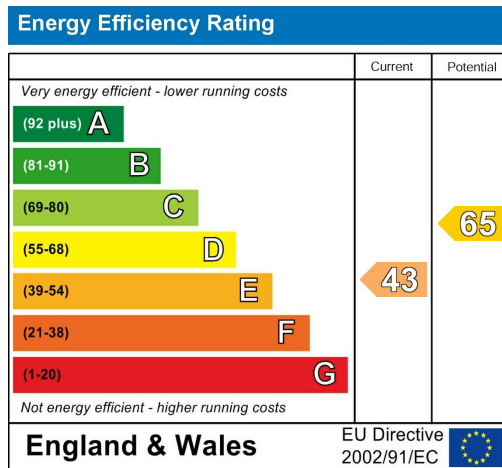








## Energy Efficiency Graph

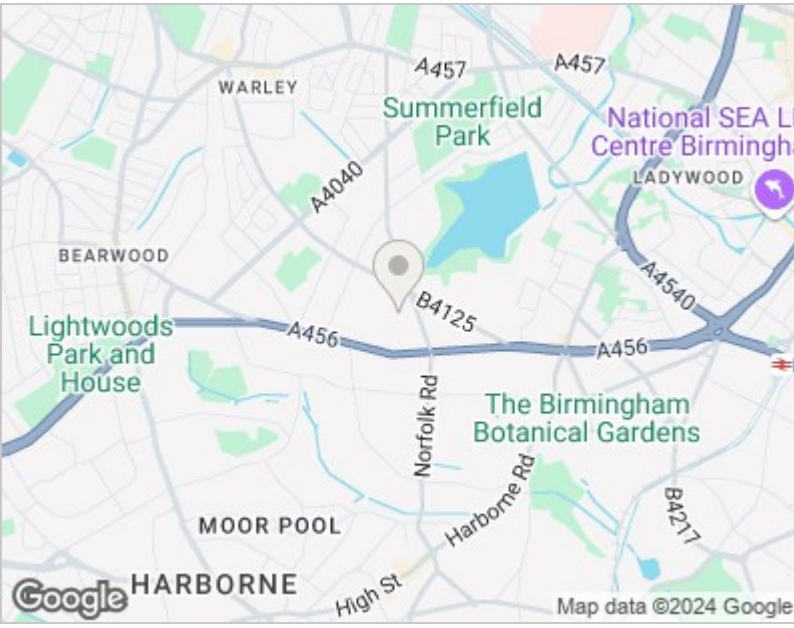


## Viewing

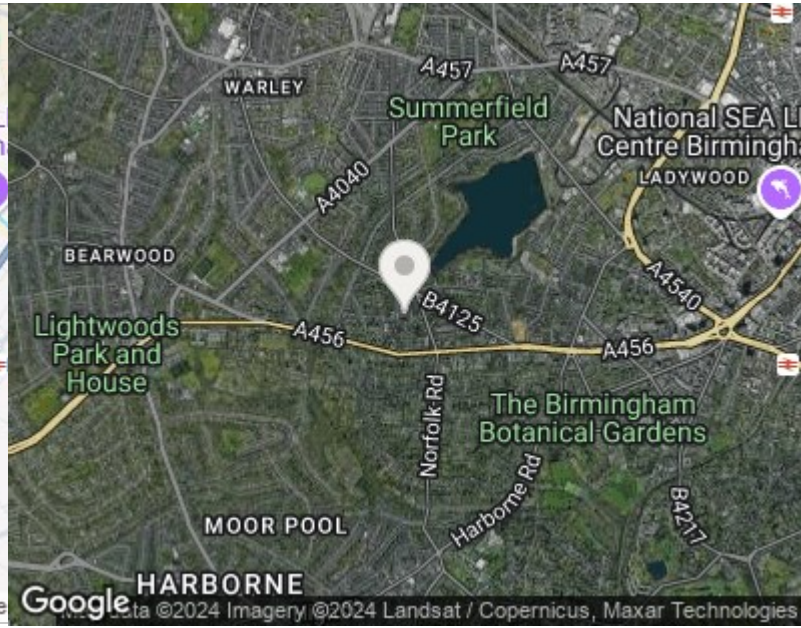
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

