



Portland Road, Edgbaston, Birmingham, B17 8LR

- Superbly Designed Detached Residence in Popular Location
- Over 2700 Square Feet
- Securely Gated In and Out Driveway
- Excellent Access to Birmingham City Centre, Harborne and Bearwood
- Six Double Bedrooms
- Large Living Quarters Great for Entertaining
- Large and Beautifully Maintained Rear Garden
- EPC Rating - D

Offers In The Region Of £850,000



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An immaculately presented and superbly redesigned detached residence situated in this popular location within the prestigious Edgbaston area. This wonderful six bedroom family home has been thoughtfully rebuilt to include over 2700 square feet of luxury internal accommodation. Additionally benefiting from a securely gated in-and-out driveway and integral garage, with a large landscaped garden to the rear.

The property approach welcomes you with an expansive block paved in-and-out driveway providing ample parking for family and guests, with a wrought iron gated boundary.

As you enter through the porch you are greeted by a welcoming entrance hallway providing access to the first floor and a luxurious marble tile flooring continuing throughout the ground floor. A refitted downstairs shower room includes a WC and vanity sink unit alongside a separate dressing area, with an additional fully tiled cloakroom. There are three reception rooms across the ground floor, including a study room currently being used as a bedroom and two further expansive contemporary reception rooms, including a large eye-catching family living room, offering space for both living and dining room furniture and leading directly out to the rear garden, a perfect setting for entertaining family and guests alike with its uniquely designed architrave and lighting.

An equally spacious and well appointed breakfast kitchen comprises wall and base level units, with granite worktops and matching up-stand with breakfast bar area, there is an integrated dishwasher with space for 'Rangemaster' style oven and hob and an American style fridge freezer, it also houses the central heating boiler. Completing the downstairs accommodation is the integral garage, with electric shutter style door and plenty of storage and power for further kitchen appliances, this leads to an additional spacious utility and secondary kitchen with space for washing machine, tumble dryer and a secondary oven and hob.



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Heading to the upstairs accommodation you have a light and airy landing space which has a fully tiled bathroom comprising vanity wash hand basin and a bath with mixer taps and a chrome heated towel rail, with a completely separate WC across the hall with an additional luxury sink unit. Spread across the upstairs accommodation are six generously sized double bedrooms with all of them except one offering an array of built-in wardrobes. Two of the bedrooms also include wonderful Juliet balconies that provide excellent views over the

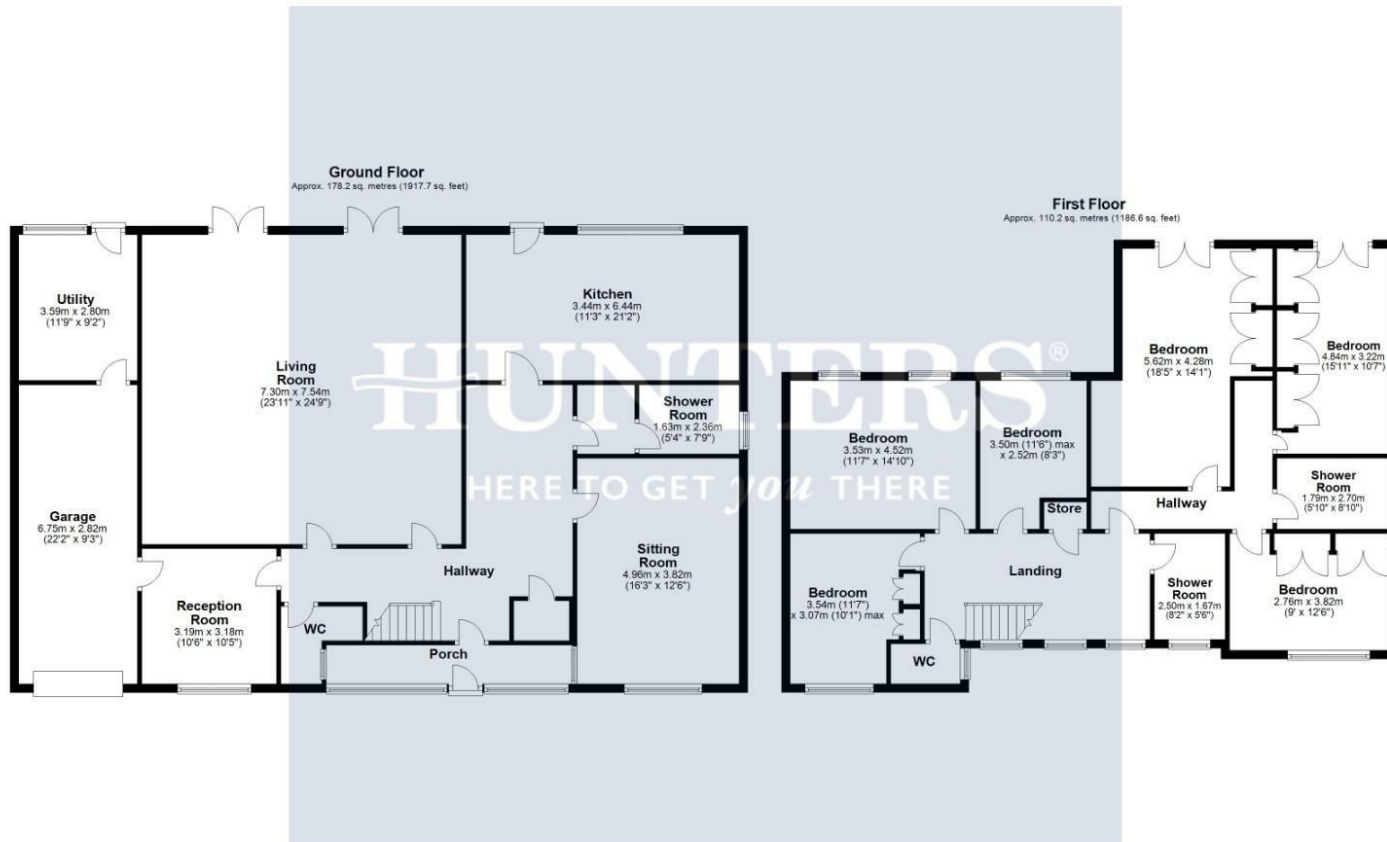
rear garden. Completing the internal accommodation is another fully tiled shower-room which includes WC, vanity sink unit and walk-in shower cubicle with rainfall shower.

Outside to the rear garden is an expansive and beautifully maintained outside space, with a patio area across the rear of the property that leads to a timber framed pergola offering an outdoor dining area which includes a brick-built barbecue. A large central lawn area is surrounded by some mature borders

including a vegetable patch and a large brick outbuilding offering excellent secure storage, all of which is enclosed within a fenced perimeter.

This fantastic property is situated in this prime part of Edgbaston, offering easy and convenient access directly into Birmingham City Centre. This popular address is also located in close proximity to the tranquil Edgbaston reservoir and an array of renowned local schools. The property is equally ideally

positioned for its access to the Queen Elizabeth, City and the new Midland Metropolitan Hospitals, along with the University of Birmingham, and amenities of Edgbaston Village. The local area offers some outstanding rated primary and secondary schools including Shireland primary, George Dixon Academy, Lordswood Girls High school and St Pauls Girls school, alongside a plethora of prestigious private schooling options a very short commute away.



Total area: approx. 288.4 sq. metres (3104.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

256 Portland Road, Birmingham

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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