



## 'BARBER MEWS'

103A BRISTOL ROAD, EDGBASTON, B5 7TX

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 'BARBER MEWS'

EDGBASTON

£390,000

(OFFERS IN EXCESS OF)

A delightful Grade 2 Listed period cottage, set well back in a discrete, yet convenient location. The well-presented character accommodation is set over two floors, extending in all to around 1,067 sq. ft. (99 sq. m), and has a most attractive south facing garden and secure parking for 2 cars.

## SITUATION

Edgbaston is Ideally located for easy access into Birmingham City Centre (via the Bristol Road A38) and Birmingham New Street Station which both lie around a mile and a half away. The property is also well placed for excellent access to Birmingham University, local amenities, shops, and major transport links for both road and rail.

## DESCRIPTION

'Barber Mews', 103a Bristol Road is a characterful mid terrace period home, listed Grade II for its architectural and historic importance, and believed to originally date from circa 1843.

## ACCOMMODATION

### On the Ground Floor

A timber panelled door leads into the **reception hall**, with a tiled floor, and which leads directly into the more recently updated fitted kitchen/breakfast room.

The fine **breakfast kitchen** has the main kitchen area fitted with a range of base and wall mounted cupboards, together with generous work surface areas and a Villeroy and Boch Belfast sink unit with mixer tap. Integral appliances include a Smeg mini range cooker with a gas hob, concealed AEG dishwasher, and full length Samsung fridge/freezer. There is a designated dining/breakfast area and access off to the **utility room**, with cloaks hooks and plumbing for a washing machine and dryer.

The front **living room** is a dual aspect reception room, whilst there is a central open fireplace with a timber surround and tiled hearth.

### Lower Ground Floor

The **cellar/basement** provides a room suitable for a variety of different uses such as an additional reception/office/media room/occasional guest bedroom.

### On the First Floor

Landing leads off to excellent double bedrooms and a more recently installed family bathroom with a panelled bath and separate glazed shower cubicle with rain head shower, WC, and a wash hand basin in a vanity unit with mirror and lighting over.

## OUTSIDE

The property is approached from Bristol Road over a long driveway (which 103a enjoys a right of access over). On passing the house a large, covered arch with large wrought iron gates inset, leads through onto a secure paved parking area, providing **parking for up to 2 cars**.

The attractive rear gardens enjoy a good deal of privacy, and there is a brick and paved seating terrace to the south facing aspect. There is a central lawn, flanked by well stocked borders leading to a further paved seating area.

## GENERAL INFORMATION

**Tenure:** The property is Freehold. The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**Council Tax:** Band E

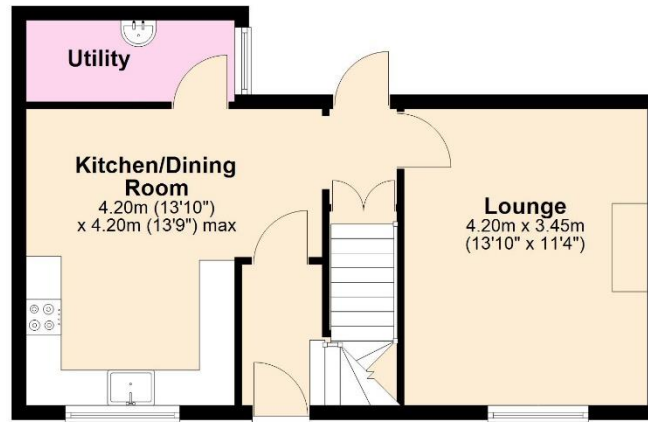
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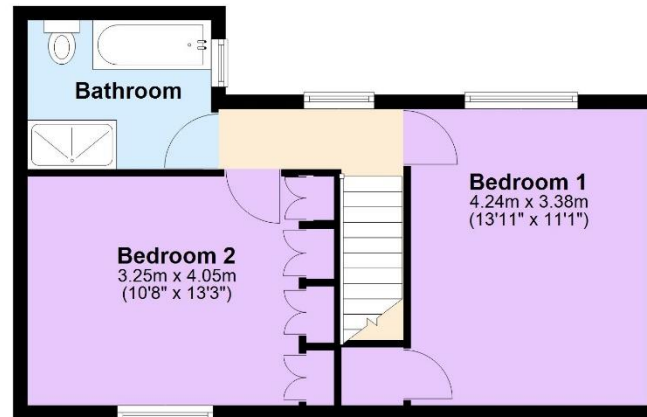
## Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



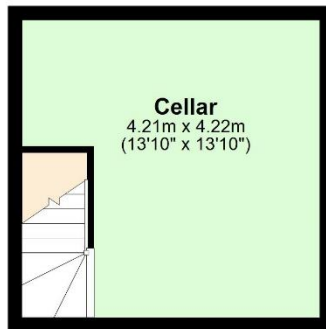
## First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



## Basement

Approx. 17.8 sq. metres (191.2 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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