



16 ELVETHAM ROAD
EDGBASTON, BIRMINGHAM B15 2LY

Robert Powell
RESIDENTIAL SALES & LETTINGS

16 ELVETHAM ROAD

£525,000

EDGBASTON

An ideally located three bedroomed semi-detached house with a fabulous plot and offering excellent potential to extend (subject to consents).

Situation

Elvetham Road is a quiet residential street situated in the exclusive and much sought-after area of Edgbaston. Despite the quiet location, Birmingham City Centre lies just over a mile away making this a highly convenient and desirable place to live. The rail network can be joined at Fiveways station which is approximately 350 meters away and is one stop from Birmingham New Street Station. Buses can be picked up around the corner on Wheellys Road or on nearby Islington Row Middleway.

Description

16 Elvetham Road is a traditional semi-detached house with accommodation set out over two floors, extending in all to approximately 1405 sq ft (130 sq m). The house has been a much-loved family home for many years and would now benefit from general modernisation, whilst also offering exciting potential to extend to the side and rear, subject to consents.

The house is entered via an enclosed porch with glazed inner front door leading into the reception hall. A cupboard under the stairs and a larger cloaks cupboard at the foot of the stairs provide useful storage. An open doorway leads through to the kitchen at the rear of the house which enjoys pleasant views of the garden. Off the kitchen is a bright dining room which has large sliding doors opening to the rear. To the other side of the kitchen a door leads into a utility room which has a separate WC off, and a further door leads into a living room with window to the front.

The well-proportioned sitting room is accessed off the reception hall and has window to the front, a feature fireplace, and fitted shelving.

On the first floor are three bedrooms; two good-sized doubles (one to the front, one to the rear), and a single room to the front. The house bathroom has been recently refitted and has corner shower enclosure, WC, and wash basin set into a vanity storage unit. There is an airing cupboard which houses the Vaillant gas central heating boiler.

Outside

To the front of the house is a driveway providing off road parking for two cars. There is a large attached garage with up and over door, pedestrian door directly into the house via the utility room, and a door leading out to the garden.

To the rear is a surprisingly large garden which stretches approximately 200ft (61m) from the back of the house. There is a substantial prefabricated concrete outbuilding, ideal as a workshop or for garden storage.

General Information

Tenure: The property is understood to be freehold.

Council Tax: Band D.

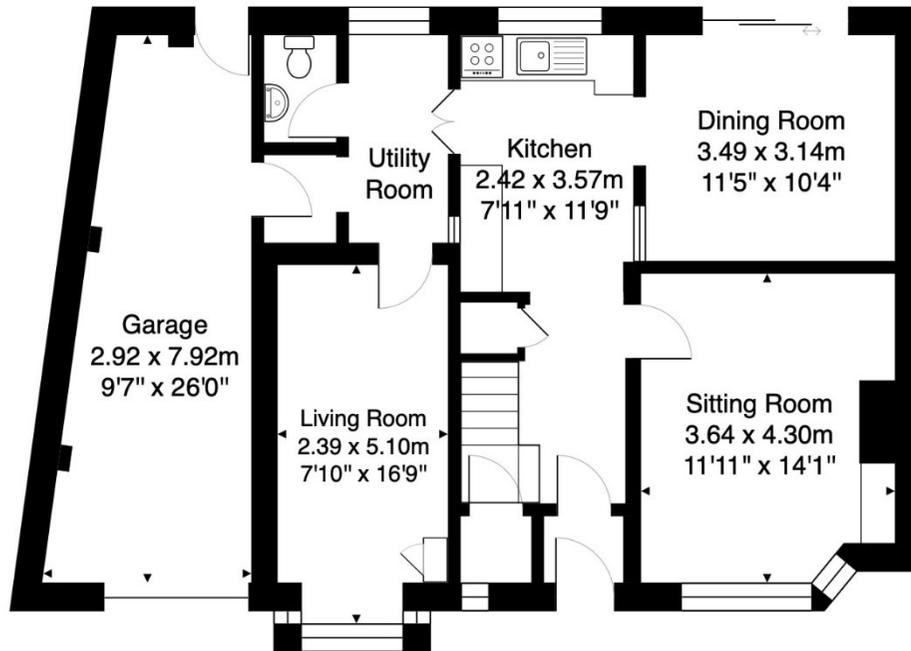
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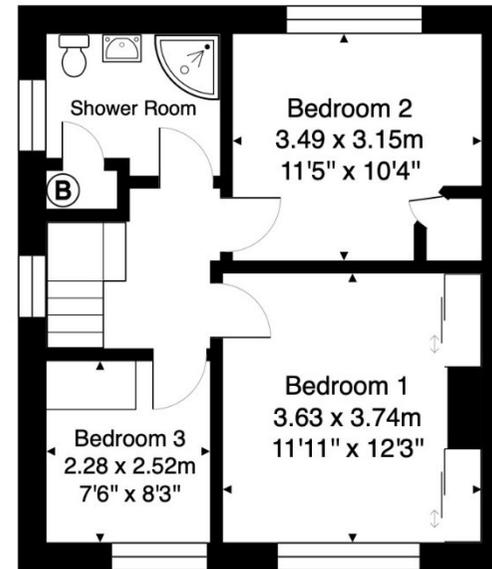


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 87.4 m² ... 940 ft²



First Floor
Floor Area: 43.2 m² ... 464 ft²



16 Elvetham Road, Edgbaston, Birmingham, B15 2LY.

Total Area: approximately 130.5 m² ... 1405 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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