

## 112 Gough Road, Edgbaston

£1,175,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial Grade II listed property for sale. This substantial five-bedroom semi-detached home on Gough Road boasts red brick and stucco facade, offering charm and elegance. The stunning property showcases practical and well-balanced family living across its extensive footprint. The property comprises of a grand entrance, leading to four reception rooms. A front-facing dining room, whilst living room boasts exquisite detailing. To the rear, the garden-facing family room, meanwhile, the breakfast room sits adjacent to the refitted kitchen. A downstairs WC and utility room add further practicality. Below ground, a versatile cellar, perfect for storage or conversion.

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### **Location**

Gough Road is one of the most desirable roads within Edgbaston, located just off Carpenter and Charlotte Road and within the prestigious Calthorpe Estate, on the very cusp of Birmingham City Centre. The property is very short walk to Edgbaston Village, plus amenities of Harborne High Street, including Marks & Spencers Food Hall and Waitrose, along with an array of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach.

### **Approach**

Recently laid brick paved driveway, walls to boundary, flower beds to border, CCTV, lighting, side gate to rear garden.



### **Entrance Hallway**

Grand entrance hallway, boasting tall ceilings, part wooden panelling to walls, ceiling coving, decorative ceiling rose surrounding light point and two wall light points. Stairs leading to first floor accommodation, doors to garden and cellar.

### **Dining Room**

Front facing wooden framed sash window with original wooden window shutters. Dark Oak wooden flooring, cornice detailing and decorative ceiling rose. Three wall and one ceiling light points, two radiators, gas fire with wooden mantle surround.





### Lounge

French doors with original wooden shutters opening to patio, open fire with stone surround. Wooden flooring, decorative cornice with ceiling rose surrounding light point. Three walls lights and radiator.

### Breakfast Room

Benefitting from fitted cabinetry, wooden framed sash window to the side elevation, recessed ceiling down lighters, radiator and tiled flooring.

### Kitchen

Fitted kitchen with quartz worktops, boasting a range of wall and base units, five ring 'Rangemaster' range with extractor hood above, tiling to splash back areas, radiator, inset porcelain sink with mixer tap above, dual aspect wooden frame windows and recessed ceiling down lighters. Further benefitting from access to the pantry, complete with sink.





### **Family Room**

Boasting a garden view through wooden framed window plus three sets of double opening French doors, two radiators and recessed ceiling down lighters.

### **Utility Room**

Wooden framed window, plumbing for washing machine, power points, two 'Worcester' boilers.

### **Guest WC**

Low level WC, pedestal sink, window with side aspect, recessed ceiling downlighters, partly tiled, and radiator.

### **Cellar**

Multipurpose room, currently used for storage and play room, radiator wall and ceiling light points.





**Landing**

Split level landing with ceiling light points, coving to ceiling, radiator, two wooden framed sash windows.

**Master Bedroom**

Front facing wooden framed sash window, ceiling cornice with decorative ceiling rose surrounding light point, wrought iron fireplace with mantle surround and two radiators.

**En-suite Bathroom**

Fitted bath, low level WC, pedestal sink, tiling to splash back areas, exposed wooden flooring, wooden framed sash window to front elevation and recessed ceiling downlighters.



**Bedroom Two**

Wooden framed sash window to rear elevation, two radiators, decorative ceiling rose surrounding ceiling light point with further wall light point and ceiling cornice.





### Bedroom Three

Wooden framed sash window to side elevation, ceiling light point with decorative ceiling rose, ceiling coving, radiator and fireplace surround.

### Bathroom

Wooden framed window to side elevation, recessed ceiling downlighters plus light points, inset shelving, partially tiled, pedestal sink, low level WC, bath and radiator.

### Shower Room

Low level WC, pedestal sink, shower cubicle and wooden framed window to side elevation. Ceiling light and coving, partially tiled and wall mounted heated towel rail.



### Second Floor Landing

Wooden framed sash window to rear elevation, radiator, carpeted flooring and ceiling light point.





#### **Bedroom Four**

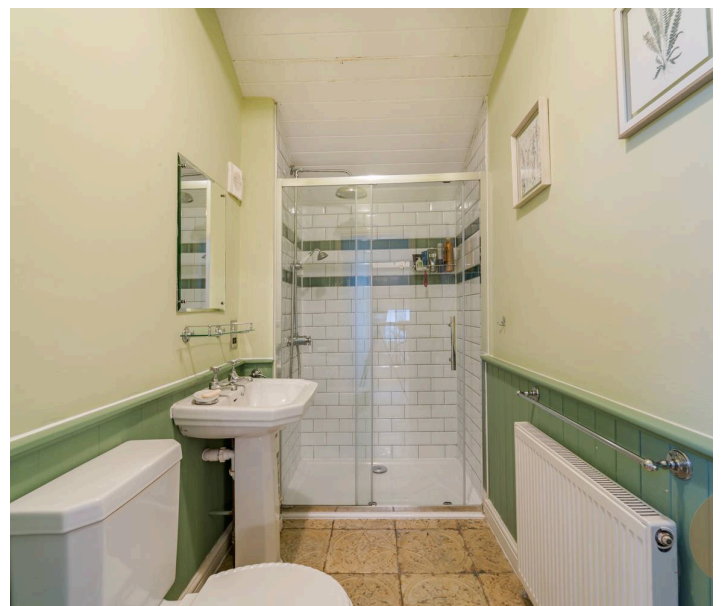
Exposed wooden flooring, wall and ceiling light points, wooden framed sash window to the rear elevation, radiator and feature fireplace.

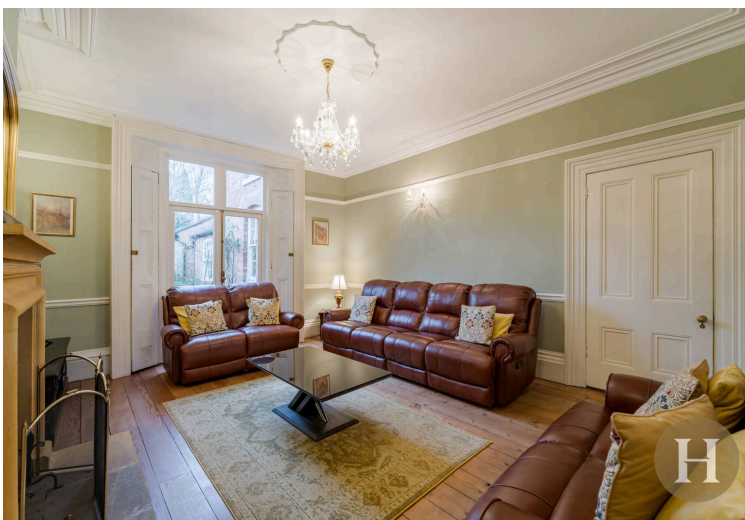
#### **Bedroom Five**

Two ceiling sky lights, four ceiling light points, two radiators, feature fireplace and wooden framed sash window. Further allowing for double doors to be installed, creating a separate room or walk in wardrobe.

#### **En-suite**

Shower room featuring low level WC, pedestal sink, shower cubicle with rain shower head and handheld hose with tiling, ceiling light point and radiator.





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Substantial Grade II listed semi-detached home
- › Five bedrooms with multiple ensembles
- › Four reception rooms & refitted kitchen
- › Cellar with conversion potential
- › Private garden & driveway parking



Approx Gross Internal Area  
351 sq m / 3773 sq ft



Cellar  
Approx 50 sq m / 538 sq ft

Ground Floor  
Approx 132 sq m / 1421 sq ft

First Floor  
Approx 94 sq m / 1014 sq ft

Second Floor  
Approx 74 sq m / 800 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.