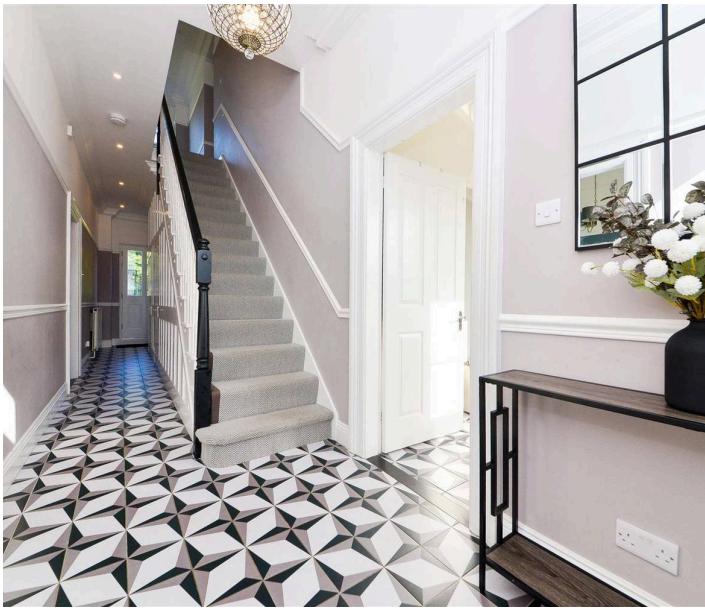


## 22 Wellington Road, Edgbaston

£1,150,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial and refurbished Grade II Listed property for sale. The detached double-fronted house offers handsome white stucco front elevation and attractive sash windows. The property underwent a comprehensive refurbishment several years ago, all overseen by renowned local interior designer, Suzanne Barnes Design Partnership. These works included a fabulous bespoke kitchen in 2013 and a more recent overhaul of the remainder of the house in 2019 including full redecoration, new flooring, new bathrooms, replacement rear windows and external doors, upgraded wiring/lighting and upgraded pressurised hot water system.





### **Location**

Wellington Road is a highly sought-after road within the popular and leafy suburb of Edgbaston, ideally located for access to the City Centre. The Edgbaston Priory Club with its world renowned tennis is a short walk away, along with Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards Schools and Edgbaston High School for Girls are nearby making the location ideal for families.

### **Entrance Hallway**

Elegant reception hall with through views to the garden via a part glazed door to the rear. A door beneath the stairs provides access to the useful cellar, and a further door opens into the modern cloakroom WC.



### **Boot Room**

Sash window to front elevation with bespoke fitted shutter. Fitted cupboards and bench seats with storage underneath.

### **Lounge**

Triple sash bay window with shutters, dark Oak flooring and a wood burning stove set on a slate hearth. Ceiling light point and original cornices.





### **Drawing Room**

Dark wood effect Karndean flooring, an ornate marble fireplace with cast iron insert and coal effect gas fire. Glazed double doors provide access to the rear garden. Ceiling rose and light point.

### **Kitchen Diner**

The kitchen area is fitted with excellent quality painted solid wood-fronted Shaker style base and wall mounted units and Corian work-surfaces. An abundance of storage with well thought out cupboards, pan drawers and pull-out larder units. Quality appliances include Siemens electric oven and matching microwave oven, Siemens 5 ring gas hob with extractor over, Siemens integrated dishwasher, slimline wine fridge, Fisher & Paykel freestanding "French Door" fridge with ice and water door dispenser and freezer drawer beneath. The spacious dining area overlooks the rear garden via glazed double doors and wood-effect Karndean flooring running through. Complete with ceiling spotlights, ceiling rose and light point.

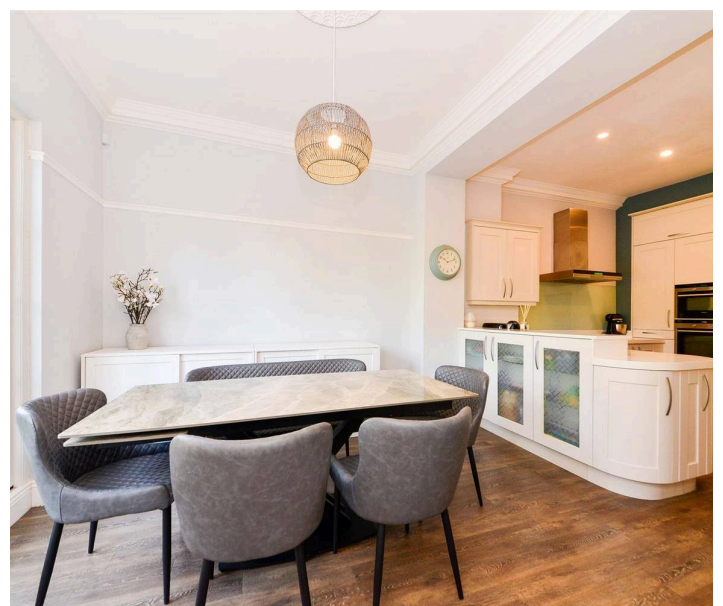


### **Guest WC**

Beneficial guest WC with low level flush WC.

### **Cellar**

Providing excellent storage along with the possibility of converting subject to the necessary planning.





### **Landing**

Spacious landing with large sash windows to both front and rear aspects. The rear section of the landing is large enough to accommodate a study area.

### **Master Bedroom**

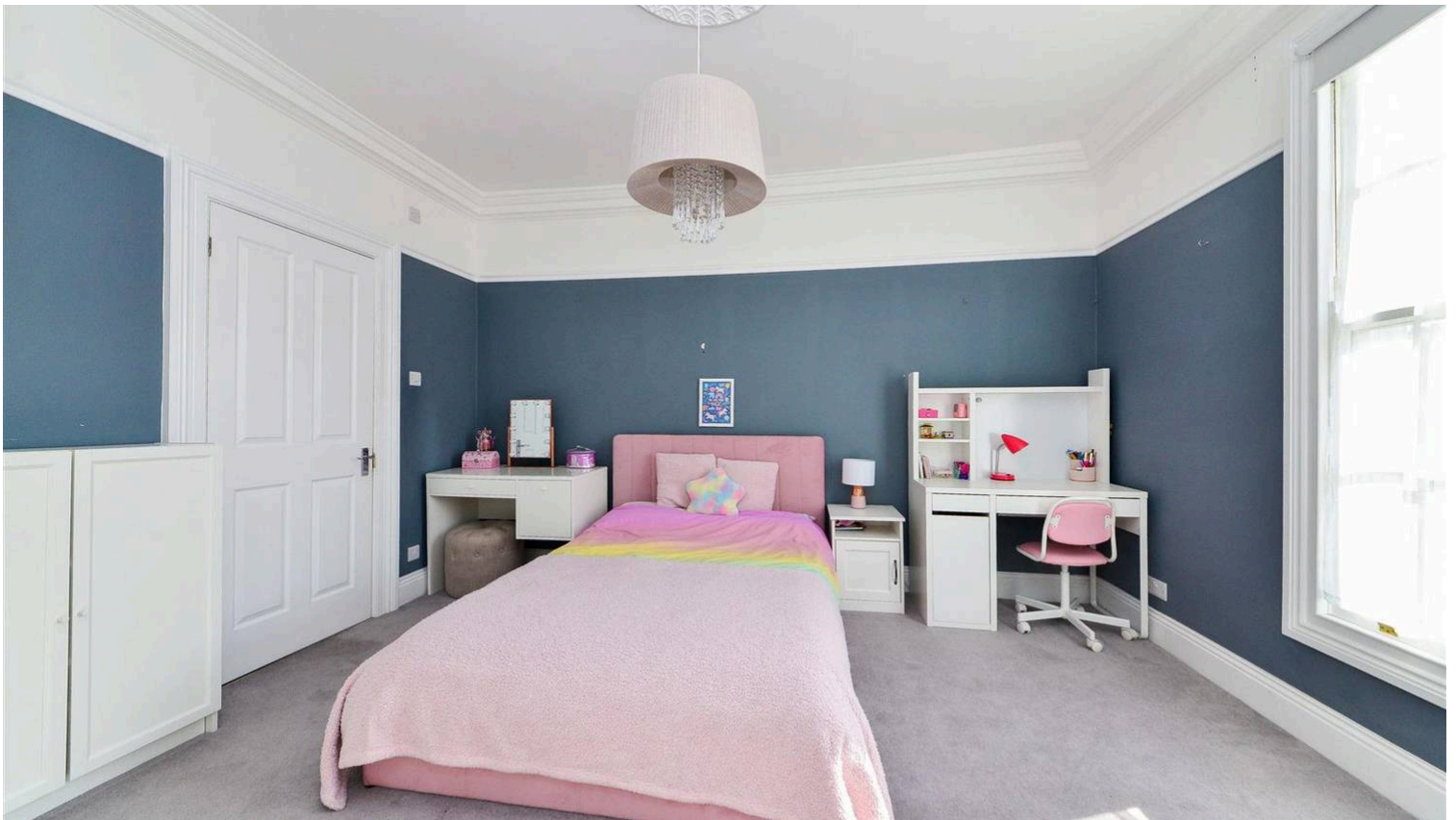
Large master bedroom boasting triple fronted bay window to front elevation. Further benefitting from en-suite shower room.

### **En-suite**

Walk in mains shower, low level flush wall hung WC, hand wash basin and towel radiator.

### **Bedroom Two**

Large double bedroom with sash window to front elevation, ceiling rose and light point along with access to en-suite shower room.





### **En-suite**

Walk in mains shower, low level flush wall hung WC, hand wash basin and towel radiator.

### **Bedroom Three**

Large double bedroom with sash windows to rear elevation, ceiling rose and light point. Further boasting additional dressing area with fitted wardrobes.

### **Bathroom**

Luxurious family master bathroom room with twin wall-hung wash basins, wall-hung WC and an over-sized shower enclosure. Including original features, two towel radiators and ceiling light point.





### **Laundry Room**

Convenient first floor laundry room with fitted storage space and plumbing for a washing machine and tumble dryer.

### **Landing**

A further spacious landing, giving access to two further bedrooms. Windows to rear elevation and ceiling spotlights.

### **Bedroom Four**

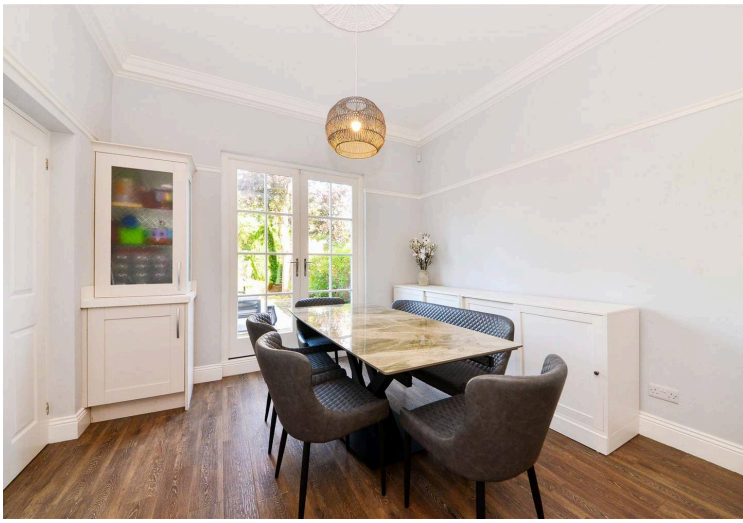
Large double bedroom currently fitted as a dressing room with open-fronted wardrobes and storage shelves as well as fitted drawers. Window to rear elevation, ceiling spotlights and eaves storage.



### **Bedroom Five**

A further double bedroom with window to rear elevation and ample eaves storage, housing boiler.



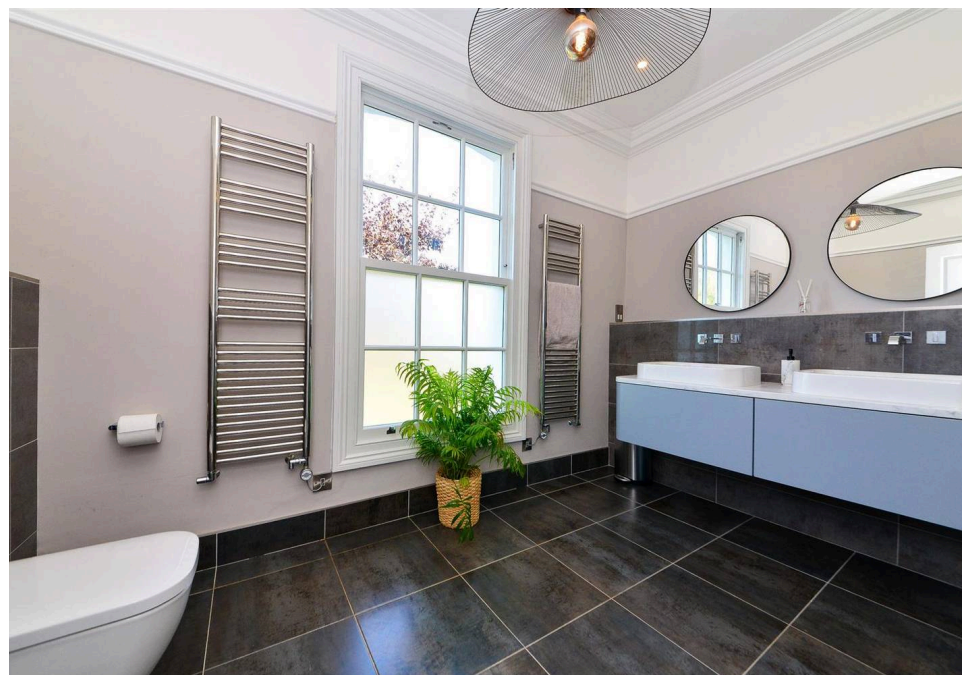


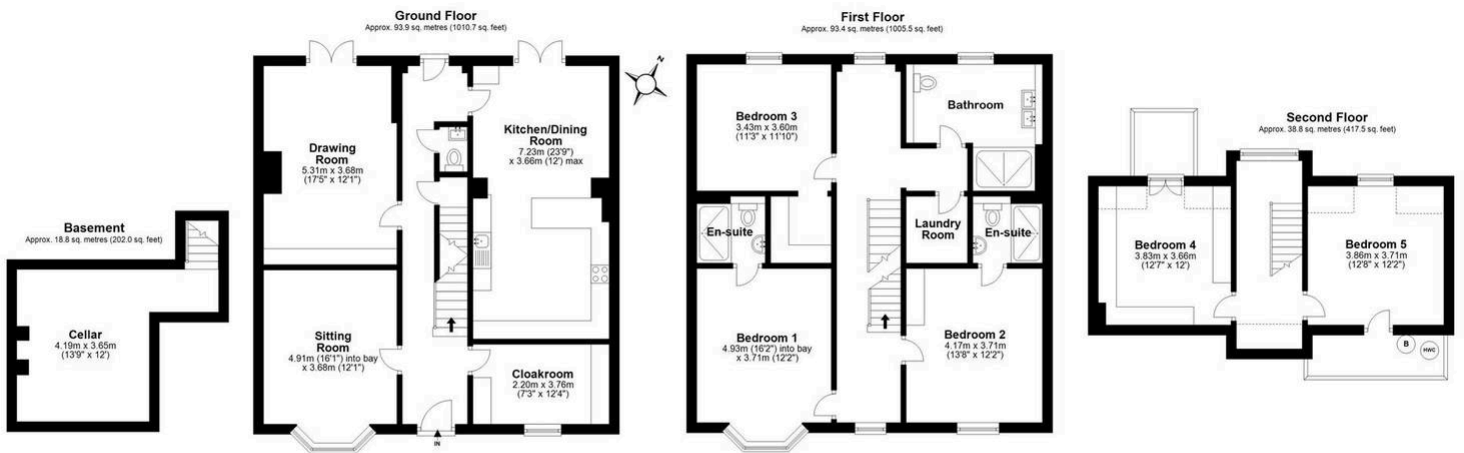
Council Tax band: F

Tenure: Freehold



- › Refurbished Grade II listed detached home
- › Interior design by Suzanne Barnes Design Partnership
- › Five bedrooms with multiple ensembles
- › Two reception rooms & bespoke kitchen/diner
- › Gated driveway & substantial mature garden





Total area: approx. 244.9 sq. metres (2635.7 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only.  
Measurements are approximate and not to scale.  
Please re-check all information before making any decisions.  
For more information please contact the agent.

**22 Wellington Road Edgbaston**