



30 ELVETHAM ROAD
EDGBASTON, BIRMINGHAM, B15 2LZ

EDGBASTON

An excellent modern 3 bedoomed detached property, offering well-presented accommodation set over two floors, extending to some 1,271sq.ft. (118 sq. m.) and set in a popular and conveniently placed location within leafy Edgbaston.

Location

Elvetham Road is a highly sought after area located within the heart of Edgbaston, on the renowned Calthorpe Estate. The property is well placed for access to public transport links, local amenities, and convenience shopping within the nearby Templefields Square. The property is also conveniently located only some 2 miles from Birmingham City Centre, as well as being only around 1.5 miles from Harborne Village. Fiveways railway station is less than half a mile away for direct access to Birmingham New Street Station.

Description

30 Elvetham Road is a modern detached home which offers well presented accommodation extending to some 1,271 sq. ft (118 sq. m.) set over two floors. The property is entered via a part glazed front door, with stained glass inserts, set beneath a canopy front porch.

The **reception hall** has ceramic tiled flooring which continues through to the main reception room, an understairs cloakroom, and provides access off to both the kitchen and sitting/dining room.

The **kitchen** has an aspect to the front, tiled flooring, and is fitted with a range of base and wall mounted units, work surface areas with tiled splashbacks, and a single bowl single drainer stainless steel sink unit with mixer tap. There is an electric Hotpoint double oven and grill, De Dietrich induction hob with extractor fan over, integrated dishwasher, as well as an upright fridge/freezer and a washing machine.

The **sitting/dining room** with a feature modern gas stone effect fire with marble slips and timber

surround, and two sets of sliding double glazed patio doors lead through into the generous sized **rear conservatory**, with radiators access out onto the rear gardens via double glazed French doors.

From the reception hall a staircase leads up to the first floor landing, with a linen/airing cupboard and access hatch to the roof space. The main **bedroom 1** has a built in wardrobe and is served by an en-suite shower room with tiled floor, walk in tiled shower cubicle with folding glazed door, WC, wash hand basin in a vanity unit with a large mirror over, and a heated towel rail. There are a further **2 bedrooms**, both with fitted wardrobes, and a **family bathroom room** having a tiled floor, panelled bath with a shower over and glazed side shower screen, wash hand basin in a vanity unit with a mirror over, WC and a heated towel rail.

Outside

To the front of the house is a driveway providing parking for some 2/3 cars and also giving access to the integral **single garage**. Side access. To the rear of the property is the paved garden, fenced to three sides, and which enjoys a westerly aspect.

General Information

Tenure: The property is freehold. The property also forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management charge which is currently £64.76 annually.

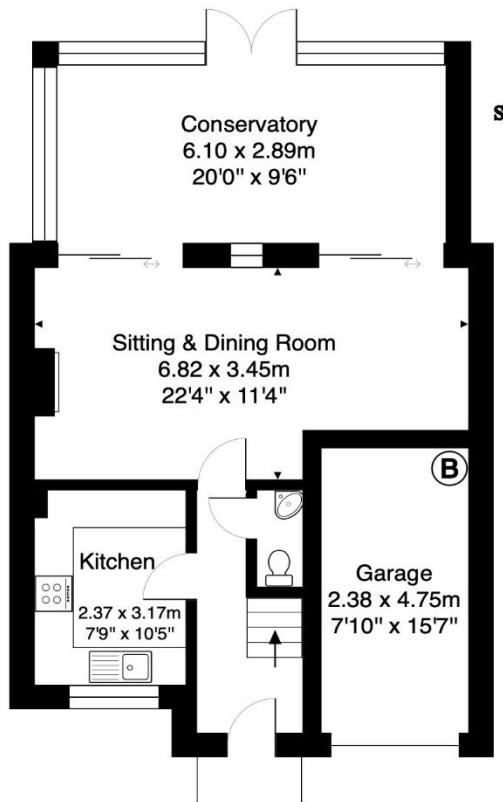
Council Tax: Band E



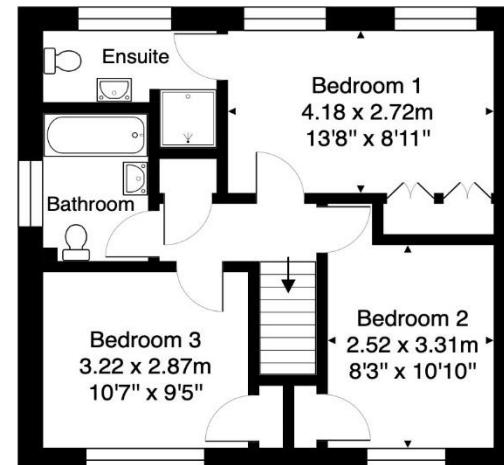


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 69.9 m² ... 752 ft²



First Floor
Floor Area: 48.2 m² ... 519 ft²



30 Elvetham Road, Edgbaston, Birmingham, B15 2LZ.

Total Area: approximately 118.1 m² ... 1271 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
83	B	70 C	

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