



62 WOODBOURNE ROAD

EDGBASTON, BIRMINGHAM, B17 8DD

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,150,000

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An exceptionally well-presented detached family home, offering versatile living accommodation to include an independent annexe, in all extending to some 3,477 sq. ft. (323 sq. m.), whilst set in delightful private south facing gardens in a prime location within the heart of Edgbaston.

Location

Woodbourne Road is widely considered as one of Edgbaston's premier roads; number 62 is situated on the south side of the road and is ideally located in a most convenient residential location extremely well placed for access to local amenities within Edgbaston and Harborne, as well as for central Birmingham, which lies only approximately 3 miles distant, and accessible by bus from the nearby A456 Hagley Road.

The house is ideally located for access to superb local independent schools that the area boasts, with Edgbaston High School for Girls, Hallfield, West House, Blue Coat, Priory and King Edward's all being within 2.5 miles. Harborne High Street lies only about 1.2 miles away and offers a range of shops with a Marks and Spencer's Food Hall, Waitrose, as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

Description

62 Woodbourne Road is a fine modern detached family home, set back within well maintained and private south facing landscaped gardens to the rear, whilst offering spacious family accommodation set over two storeys.

The house offers wonderfully spacious and well-proportioned accommodation ideally suited for modern day family living, all set over 2 levels, and extending in total to some 3,477 sq. ft. (323 sq. m.). A great degree of versatility is provided by the current living space, with a superbly designed first floor annexe, also enjoying its own independent access, and is





therefore perfectly suited for larger families in need of flexibility or a self-contained living area, or which can just as easily be integrated within the main accommodation, if so required.

The house offers three generous sized reception rooms, in addition to a useful study/office off the main drawing room, a cloakroom, an excellent fitted kitchen/breakfast room with a southerly aspect, and a separate utility room. On the first floor are 5 bedrooms, with an en suite shower room to the master bedroom, a family bathroom, whilst the annexe provides a 6th bedroom, shower room and fine open plan fitted kitchen/dining/sitting room (or potentially a 7th bedroom). Other features include double glazing, mains gas fired central heating, and remote controlled electronically operated doors to the garages. A block paved front drive provides off road parking for several cars.

The Accommodation

On the Ground Floor

A panelled front door, flanked by decorative double glazed windows leads into the central reception hall. There is a useful built in under stairs cloaks store, cloakroom, and doors off into the drawing room and kitchen/breakfast room.

The principal **drawing room** has a dual aspect with sliding patio doors opening out onto the south facing rear terrace and gardens, and a central feature inglenook fireplace with a timber surround and mantle, marble hearth, insets and a wood effect gas fire set within.

A **study/office** is accessed from the drawing room, with a double glazed bay window to the front aspect and fitted shelving to the one wall. There is also a formal **dining room**, which can be accessed from either the drawing room or kitchen, with a double glazed bay window enjoying a delightful southerly aspect over the rear gardens.

The **open plan breakfast kitchen/breakfast room** is perfectly suited for modern day living, with a designated breakfast area, and double glazed doors giving access out onto the rear gardens and allowing for ample natural light within this room. The main kitchen area is fitted with a range of base and





wall mounted units, worksurface areas and tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap, and appliances to include a Stoves double oven, grill, and microwave, four ring electric hob, integrated dishwasher and two fridges.

A separate **utility room** has additional worktops a sink unit, space/plumbing for a washing machine, dryer, and upright fridge/freezer. A door continues through to the **side hall/lobby** providing a useful secondary entrance to the property, as well as access to the garage and annexe.

Off the kitchen is the **family room** with double glazed sliding patio doors out onto the rear terrace, built in storage and feature integrated electric fireplace.

On the First Floor

From the reception hall a staircase leads up to the first floor landing with doors leading off to the principal bedroom accommodation. The **master bedroom** has fitted wardrobes and is served by an **en suite shower room**. There are a further **four bedrooms** on this floor, with fitted wardrobes to bedrooms two and three, and served by a main **family bathroom**.

Outside

The block paved front drive provides parking for a good number of cars and access to the **two garages**, entered via a remote controlled roller shutter door. The one garage also has a workshop area and gardeners WC to the rear, which could provide additional secure parking if used as a tandem garage.

To the front of the property is a lawned area with rockery and dwarf hedgerow along the front boundary. The attractive main gardens are situated to the south facing rear aspect, with a large, paved terrace extending the width of the plot and providing ample areas for relaxation and entertainment of guests. There are two garden sheds, a level central lawn flanked by pathways, and rockery water feature with waterfall (presently not in use), whilst the gardens are planted with an array of mature plants, bushes, and trees.

General Information

Tenure: The property is understood to be 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.

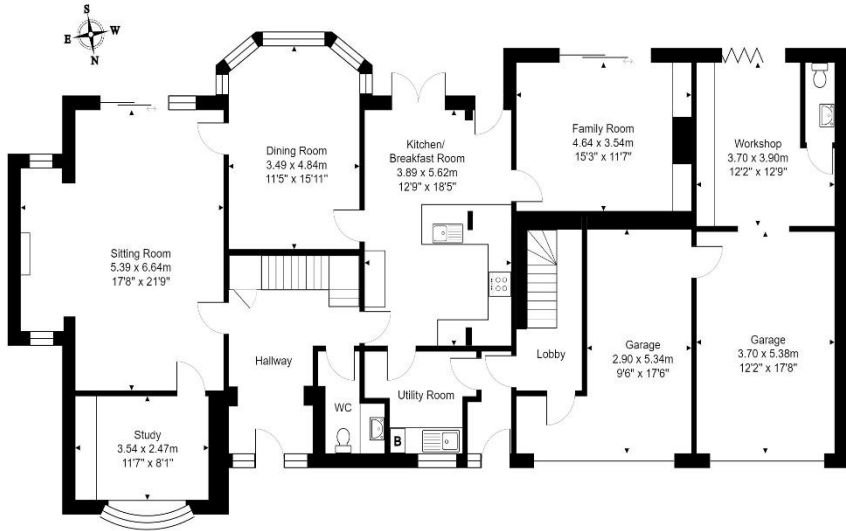
Council Tax: Band G

Published April 2024

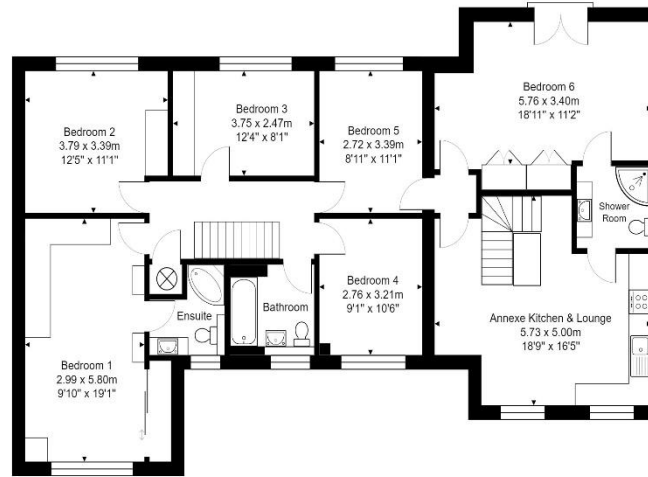




Ground Floor
Area: approx 189.5 m² ... 2040 ft²



First Floor
Area: approx 133.5 m² ... 1437 ft²



62 Woodbourne Road in Edgbaston

Total Area: approx 323.0 m² ... 3477 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	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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