



40 ST MARYS ROAD

HARBORNE, BIRMINGHAM B17 0HA

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,195,000

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A uniquely styled and individual detached family home extending to some 2,528 sq. ft. (235 sq.m.), much improved and tastefully modernised by the present owners, with a secure gated front drive and delightful south facing gardens to the rear enjoying a superb private setting.

Location

St Marys Road is widely regarded as one of Harborne's premier addresses and boasts some of the area's most desirable properties. The house is ideally located within easy reach of Harborne High Street, which is only around 500m away with its many amenities, including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars, and pubs.

Birmingham City Centre lies approximately 4 miles to the north and is easily accessed by car, bike, or public transport. The property is less than 5 miles from Junction 3 of the M5 motorway, and Junction 6 of the M6. The rail network can be joined at University Railway station which is less than a mile away and only 2 stops from Birmingham New Street Station.

A wide range of schools for children of all ages is available in the vicinity in both the private and state sectors.

The Queen Elizabeth Hospital is just over half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and the Birmingham Children's Hospital and City Hospital are within three and 4 miles respectively.

Description

40 St Marys Road is a most stylish architect designed property, offering well laid out and uniquely styled accommodation all set over the two levels.





The current owners have since 2010 comprehensively refurbished, remodelled and sympathetically modernised the property so as to now provide a wonderful individual home of quality, enjoying excellent levels of natural light throughout.

Extending in all to some 2,528 sq. ft (235 sq. m.), the well laid out living space is set over two floors enjoying a good deal of versatility in its use, with an additional reception room/games room to the front and a 4th bedroom on the ground floor, with a separate bathroom, and which could also be utilised as a study/office. Of particular note is the magnificent open plan dining kitchen/family room extending the entire width (some 35 feet) of the back of the house, ideally suited for modern day living and enjoying access out onto the extensive rear terrace and gardens via two sets of large double glazed sliding doors.

The Accommodation

On the Ground Floor

Covered entrance porch with front door flanked by a large double glazed picture window, leading into the entrance hall. Doors radiate off to a front sitting room/games room which measures over 25 feet in length, with large double glazed windows to the front aspect, glazed double doors opening out onto the side paved courtyard area, a cork tiled floor, fitted display cabinet set within an alcove, and separate built in cupboard with small sink inset.

Ground floor bedroom 4/study with double glazed window to the front aspect and a built in double wardrobe.

The main inner reception hall has a gallery landing over, and ample natural light from the large double glazed picture window to the easterly aspect, a feature built in day bed beneath the staircase, a deep useful built in store and separate built in cloaks cupboard. There is a utility/laundry room with a WC, plumbing for a washing machine, single bowl single drainer Belfast sink unit and work surface space.

There is also a useful family bathroom on this level, fitted with panelled bath, WC wash hand basin in vanity unit and a heated towel rail.

The superb open plan dining kitchen/family room (35'2" x 14'8") is ideally suited for modern day living and is flooded with natural light throughout. The living area has an exposed wood floor, large sliding patio doors leading out onto the rear terrace, a wood burning stove, modern upright radiator and fitted book/display shelving to the one wall.





The main kitchen area has a continuation of the wood floor, modern upright radiator and an additional large sliding glazed patio doors continuing out onto the rear terrace and garden. There is a large central island unit with small breakfast bar, generous worktops space, fitted base and wall mounted cupboards, one and a half bowl sink unit with an integrated drainer as well as a range of built in quality appliances, to include a Hotpoint induction hob, integrated base freezer, Neff double oven and grill, Baumatic microwave and space for a dishwasher and upright fridge/freezer. Large walk in pantry with generous storage.

On the First Floor

From the reception hall a staircase leads up to the gallery first floor landing with doors off to the main bedroom accommodation. The excellent master bedroom has additional light provided by two Velux windows and double glazed doors opening out onto the feature covered balcony, as well as having useful, fitted wardrobes/storage. This room is served by a fine en suite bathroom, with cork tiled floor, panelled corner bath, and twin Duravit wash hand basins set within a large vanity unit, and a WC. There are a further 2 double bedrooms on this floor with aspects to the front, and also a separate family bathroom with cork tiled flooring, a panelled bath, wash hand basin in a vanity unit with a mirrored cabinet over, WC, heated towel rail and large walk in glazed shower cubicle.

Outside

The front drive is accessed via a secure electronically operated sliding timber gate and provides secure off road parking for ¾ cars. Useful modern outbuilding providing two garden storerooms. To the eastern side of the property a gate lads to the wide paved side courtyard area, which in turn leads onto the rear terrace and gardens.

The delightful south facing gardens are situated mainly to the rear of the house and enjoy a wonderful private aspect. An extensive flagstone paved seating area provides a superb entertaining area and can also be accessed via the two sets of sliding patio doors from the kitchen/dining/family room. There is a central level area of lawn, fishpond and rockeries as well as an elevated decked seating area further down the garden. To the far end is a natural garden area.

General Information

Tenure: The property is freehold.

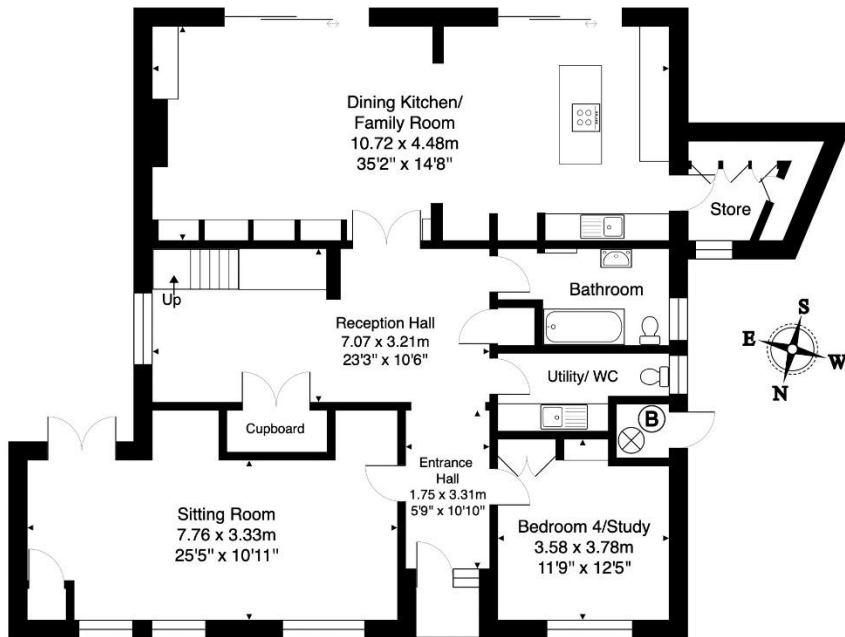
Council Tax: Band G

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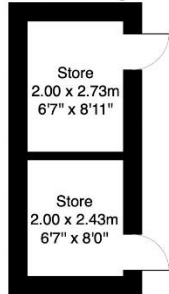




Ground Floor
Floor Area: 146.7 m² ... 1579 ft²



Outbuilding

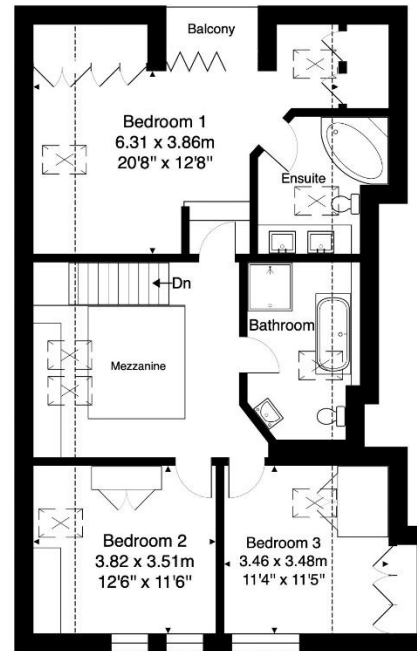


40 St Marys Road, Harborne, Birmingham, B17 0HA.

Total Area: approx 234.8 m² ... 2528 ft² (excluding Outbuilding)

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

First Floor
Floor Area: 88.2 m² ... 949 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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