



Chartered Surveyors
& Estate Agents

FOR SALE BY PRIVATE TREATY

**83 VERNON ROAD, EDGBASTON,
BIRMINGHAM. B16 9SQ**



A well proportioned detached house situated in the much sought after residential area of Edgbaston. The two storey accommodation comprises reception hall, living room, dining room, breakfast kitchen, large utility, conservatory, cloakroom, four good sized bedrooms and a refitted bathroom. Large garden to the rear, driveway and garaging to the front.

SITUATION

83 Vernon Road is situated in a much sought after location with excellent transport links into the City Centre. There are also good links to the national motorway network, Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6.

LOCAL AMENITIES AND FACILITIES

A wide range of schools for children of all ages is available in the vicinity, both in the state and private sectors. Examples are Hallfield and West House Preparatory Schools, Edgbaston High Schools for Girls, The Priory, The Blue Coat School, and King Edward Foundation Schools. There are also excellent schools such as Harborne Infants and Junior Schools, St Mary's Roman Catholic School, and St Peter's Church of England as well as Chad Vale Primary School at the bottom of Norfolk Road, Edgbaston. At a more senior level there are of course some excellent grammar schools and in particular the King Edward Foundation Schools. Furthermore, St Paul's Roman Catholic School in Vernon Road has an excellent academic reputation. Birmingham also boasts three universities and a renowned Medical School.

SPORTS AND RECREATION

Edgbaston Priory Tennis and Squash Club, Edgbaston and Harborne Golf Clubs, Edgbaston Archery and Tennis Club, The Edgbaston Reservoir Sailing Club (just to the rear of the house) and the prestigious Warwickshire County Cricket Club, home to many international test matches, are all within easy reach of this property. In the past few years the area around Broad Street, linking Five Ways with the City Centre has been developed and improved to provide excellent business and recreational facilities. Within a mile stretch can be found The International Convention Centre, with its superb conference facilities, the world renowned Symphony Hall, home to one of the world's most celebrated orchestras, The International Indoor Arena, Birmingham Repertory Theatre, The Hyatt and Marriott Hotels, numerous bars, brasseries and night clubs.

SHOPPING

A good range of shops can be found in nearby Harborne Village which now has a Marks and Spencer Food Hall and a good selection of shops catering for everyday needs. Bearwood High Street is also nearby as is the Five Ways Shopping Centre. The City Centre is also within a mile distance. The New Bull Ring Shopping Centre and the Mailbox has encouraged the influx of many designer shops hitherto confined to London and the Home Counties.

MEDICAL FACILITIES

There are superb medical facilities in the area both within the state and private sectors. They include the Queen Elizabeth Complex, The Women's Hospital, The Edgbaston Nuffield and Priory Hospitals, The City Hospital NHS Trust, Selly Oak and The Children's Hospital.

DESCRIPTION

83 Vernon Road is a spacious four bedroom detached property which would benefit from some modernisation and refurbishment. The property, which sits well behind ample frontage, would serve to provide as a wonderful family home in a much desired area. The accommodation in more detail comprises:

Fully glazed **Entrance Porch** with ceramic tiled floor, wall light point and part glazed door leading to:

Reception Hall having central heating radiator, two ceiling light points, two telephone points, opaque glass window to front and doors leading to:

Dining Room entered through glazed French double doors and having UPVC double glazed bay window to the front, telephone point, two ceiling light points and central heating radiator.

Living Room with central heating radiator, ceiling light point, two wall light points, UPVC double glazed French door to the rear with windows each side overlooking the rear garden, tv point and gas fed feature fireplace with sand coloured marble hearth and surround.

Cloakroom having blue bathroom suite comprising wash hand basin, low level WC, lino flooring, opaque window to the rear, extractor fan, central heating radiator and ceiling light point.

Kitchen having lino flooring, sink with drainer unit and pine base units below, further pine base and wall units with work surface over, two ceiling light points, central heating radiator, UPVC double glazed window to the front, Cannon gas oven with four ring gas hob and extractor fan above, space for fridge/freezer and part glazed door with window to side leading to:

Utility Room with sink and drainer unit and pine base units below, further pine wall and base units with work surface above, plumbing for washing machine, two ceiling light points, central heating radiator, lino flooring, part glazed door with window to side leading to separate storage area and access to garaging.

Conservatory situated off the **Utility Room** and having UPVC double glazing throughout, polycarbonate roofing, concrete slab paving floor, two ceiling light points, two sets of UPVC double glazed French doors leading to rear garden.

First Floor

Stairs with storage cupboard under leading to first floor **Landing** with UPVC double glazed window to the front, two ceiling light points and doors leading to:

Bedroom 1 having UPVC double glazed window to the rear, central heating radiator, ceiling light point, two wall light points, tv point and triple fronted fitted wardrobes.

Bedroom 2 with UPVC double glazed window to the front, two ceiling light points, central heating radiator and tv point.

Bedroom 3 having UPVC double glazed window to the rear, central heating radiator, two ceiling light points and some fitted storage space.

Bedroom 4 with UPVC double glazed window to the front, central heating radiator, ceiling light point, built in storage cupboards currently housing the Vaillant central heating boiler.

Family Bathroom with part opaque glazed door and having a modern white suite comprising wash hand basin, low level WC, bath with power shower over, ceramic tiled walls, central heating radiator, ceiling light point, extractor fan, opaque window to the rear and storage unit.

OUTSIDE

To the front of the property is ample driveway parking for four cars, garaging and a substantial foregarden with mature shrubbery. To the rear is an attractive private garden with mature hedgerows, shrubbery and fruit trees, greenhouse and garden store. There is also a large patio area ideal for entertaining and a covered side passage leading to the front of the house which is ideal for storage.

GENERAL INFORMATION

Tenure: The property is 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.

Services: All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents : **Robert Powell & Co., 40 George Road, Edgbaston, Birmingham, B15 1PL. Telephone No: 0121 454 6930. Regulated by RICS.**



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