



31 WHEELLEYS ROAD

EDGBASTON, BIRMINGHAM B15 2LF

Robert  Powell
RESIDENTIAL SALES & LETTINGS



31 WHEELLEYS ROAD £595,000

EDGBASTON

An excellent modern 4 bedroomed detached property, offering well laid out and well-presented accommodation set over two floors, extending to some 1,541sq.ft. (143 sq. m.) and set in a popular and conveniently placed location within Edgbaston.

Location

Wheeleys Road is a popular residential area located within the heart of Edgbaston, on the renowned Calthorpe Estate. The property is exceedingly well placed for access to public transport links, local amenities, and convenience shopping within the nearby Templefield Square. The property is also conveniently located only around 1 mile to the south of Birmingham City Centre. Fiveways railway station is less than half a mile away and provides easy access to the national rail network via Birmingham New Street Station, which is just one stop down the line. Numerous excellent private schools are located in the immediate vicinity making this an ideal location for young families.

Description

31 Wheeleys Road is a modern detached home which offers well-appointed accommodation extending to some 1,541 sq. ft (143 sq. m.) and set over two floors. The front door opens into the central reception hall which has a cloakroom and also provides access off to both the kitchen and fine dual aspect reception room.

The sitting room/dining room is an excellent open plan room with the main sitting area enjoying an aspect to the front with the rear dining area having double glazed patio doors leading out onto the west facing rear terrace and gardens.

The fitted kitchen has a westerly aspect to the rear, tiled flooring, and is fitted with a range of base and wall mounted units, work surface areas and a double bowl sink unit. There is an electric Bosch double oven and grill, Bosch induction hob

with extractor fan over, integrated dishwasher, as well as space for an upright fridge/ freezer. A utility room/study provides a useful additional room with a door providing further access into the rear gardens and could also be suitable for use as a home study/office, or as an additional reception room/occasional guest bedroom.

From the reception hall a staircase leads up to the first floor landing. Bedroom 1 has a dressing area with fitted mirror fronted wardrobes and is served by an en suite bathroom room with panelled bath, wash hand basin and WC. There are a further 3 bedrooms, two with built in wardrobes, and a family shower room having tiled walls, a glazed shower cubicle, wash hand basin in a vanity unit and a WC.

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. To the rear of the property are the west facing gardens, with a paved seating terrace, central lawn, and a timber garden shed.

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. An annual estate charge of £465.48 is payable which covers the maintenance of the private access road.

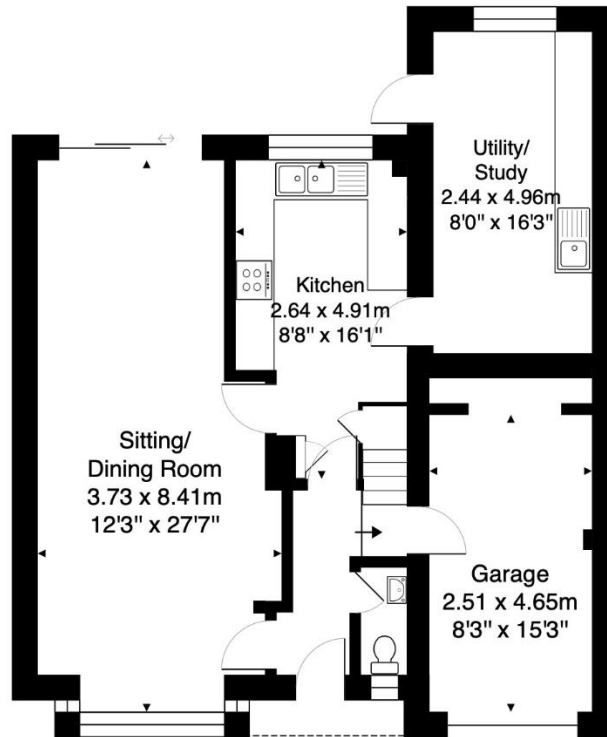
Council Tax: Band E

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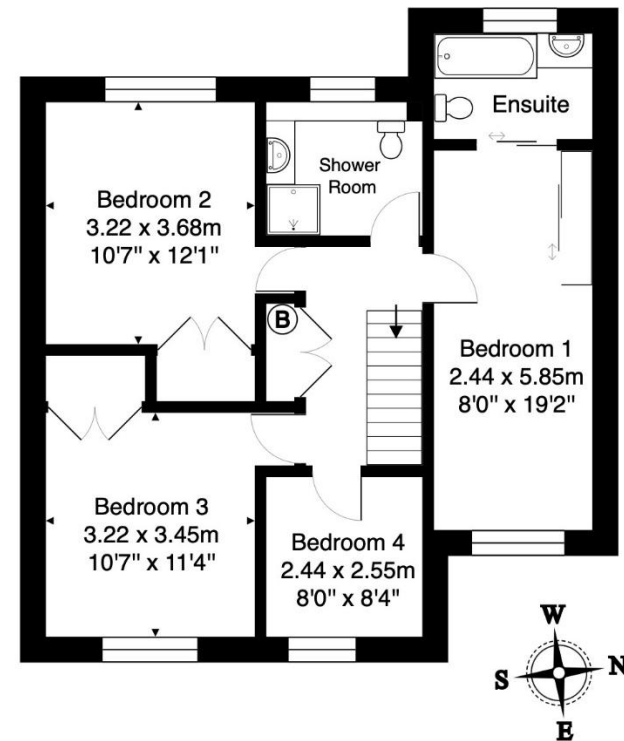


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 75.4 m² ... 812 ft²



First Floor
Floor Area: 67.8 m² ... 730 ft²



31 Wheelays Road, Edgbaston, Birmingham, B15 2LF.

Total Area: approximately 143.2 m² ... 1541 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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