



SOMERSET ROAD
EDGBASTON, BIRMINGHAM B15

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,950,000

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We are delighted to present this beautiful substantial detached house on a large corner plot of approximately 0.8 acre and situated in a prime residential area, which comes to the market for the first time in 40 years. Accommodation totalling approximately 4,700 sq ft (437 sq m) includes four reception rooms, kitchen with breakfast room, six bedrooms (2 en suite), and a family bathroom. Large in-out driveway, double garage and outbuildings, stunning rear and kitchen garden.

Situation

Somerset Road is one of Edgbaston'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 less than a mile away. Edgbaston Priory Club, Cricket Ground, and Golf Club all offer superb leisure facilities. Birmingham City Centre itself lies approximately 3 miles to the north.

Schools: A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School is within a few hundred meters, and Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, and The King Edward Foundation Schools are all within three miles.

Medical Facilities: 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 four miles respectively.

Shopping: Nearby Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall



and Waitrose as well as chemists, greengrocers, butchers and newsagents.

Transport: For access to the motorway network, the property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at University Railway station which is less than a mile away and is two stops from Birmingham New Street Station.

Description

Somerset Road is a handsome detached residence which offers spacious family accommodation set over two floors. The existing footprint provides an ample 4,700 sq ft (437 sq m) of floor area (including outbuildings) and there is scope to extend if required, subject to the necessary consents.

The house is entered via a glazed front door leading into an enclosed entrance porch. A glazed inner front door opens into the large reception hall which has original dark oak parquet flooring, and a guest cloakroom WC. Three of the four reception rooms are located off the hall, including a spacious and elegant drawing room with lovely views to the rear; a generous dining room with bay window to the front; and a rear-facing study which would also make an ideal playroom or snug.

The kitchen is fitted with cream-coloured Shaker style units and granite work-tops. There is a Bosch electric oven and matching integrated microwave, as well as a cream-coloured gas fired Aga. A door to one end of the kitchen opens into a utility room which also provides through access to the dining room, as well as to the stairs down to the cellar.

An open arch at the other end of the kitchen leads into a light airy breakfast room which overlooks the garden. Part-glazed double doors lead through into the fourth



reception room - a lovely spacious and bright sitting room with large south and west facing windows and glazed doors to the garden.

A door from the breakfast room leads into an additional cloakroom, off which is a pantry and a boot room which in turn leads into the workshop, laundry, and garage.

The stairs to the first floor lead to a large central landing. Bedroom one is a very well apportioned room which enjoys panoramic views over the garden. The en suite has separate WC and bathroom. Bedroom two is a large double-sized room and has a wide bay window to the front, and separate en suite shower and WC facilities. Bedrooms three, four, five, and six are all double rooms and are served by a family bathroom with separate WC.

Outside

To the front of the house is an in-out horseshoe driveway providing excellent parking. To the right is a single garage and on the left hand side is a double garage with a large workshop. To the rear is a magnificent south-facing garden which wraps around to the eastern side of the house. The rear terrace is flanked by an expansive lawn, mature shrubs, and trees providing total privacy. The kitchen garden has a further paved terrace, lawn, planted beds, and fruit trees. We have measured the total plot to be in the order of 0.8 acre.

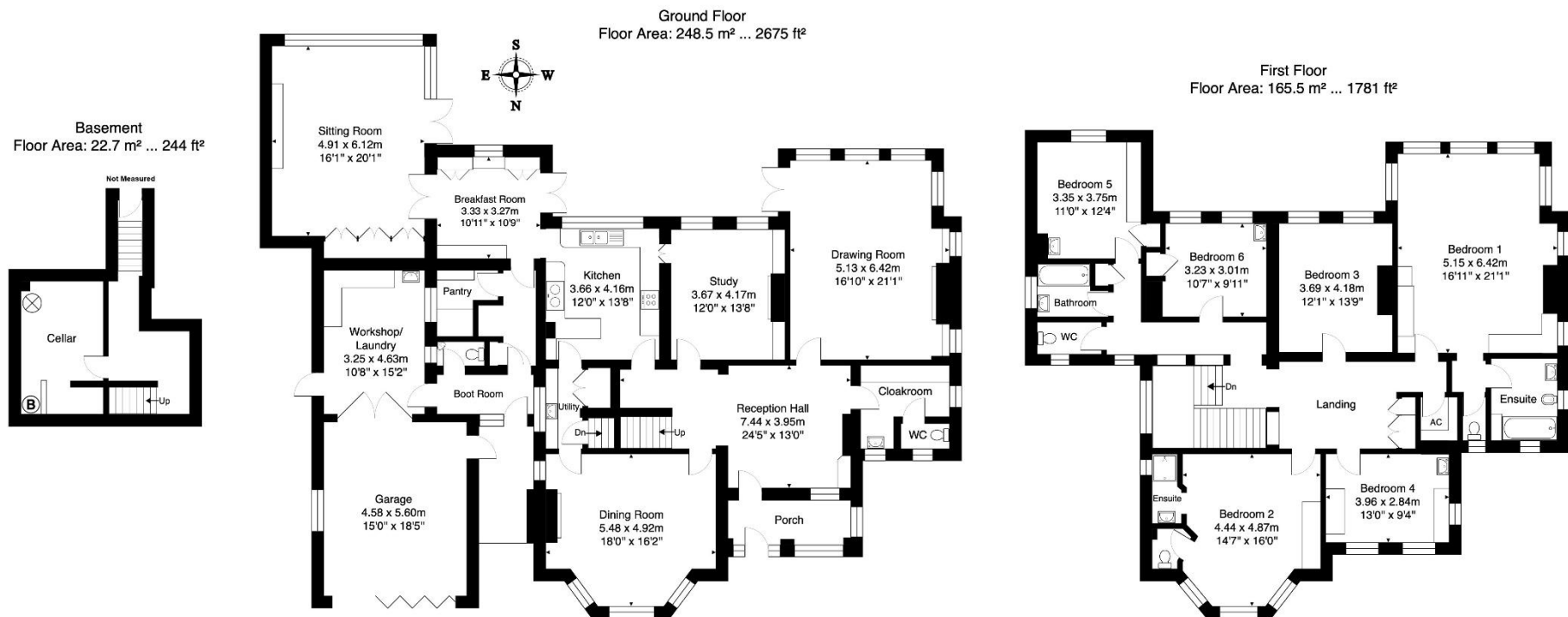
General Information

Tenure: We are informed that the property is freehold, however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual charge of approximately £70 is payable.

Council Tax: Band H.

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Total Area: approximately 436.6 m² ... 4700 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
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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