



KINGSLEIGH
HOUSE

17 WELLINGTON ROAD

EDGBASTON, BIRMINGHAM B15 2EU

Robert  Powell
RESIDENTIAL SALES & LETTINGS



17 WELLINGTON ROAD £975,000

EDGBASTON

A handsome four bedroomed Grade II listed period townhouse situated in a popular and convenient location.

Situation

Wellington Road is a highly sought-after address in the popular and leafy suburb of Edgbaston, ideally located for access to the city centre which is just over two miles away via the nearby A38 Bristol Road. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred yards away, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

Description

17 Wellington Road is a semi-detached early Victorian residence, dating from around 1840. The property displays many fine architectural features throughout, all set behind an attractive double-fronted white stucco façade. The property was comprehensively restored and refurbished in circa 2012, bringing the property up to modern-day standards whilst retaining and enhancing many of the period features.

The accommodation is principally set over two floors but with a converted cellar adding extra useable floor space. The property in all extends to approximately 2,045 sq ft (190 sq m) including the cellar and brick outbuilding. The house is entered via a solid wood front door into a spacious reception hall with useful storage cupboard and a guest cloakroom WC.

The main reception room is a fabulous through living room which spans nearly 22ft in length and has a feature fireplace with coal effect gas fire, sash window to the front and glazed double doors to the rear. The second reception room is a well proportioned dining room with sash window to the front and feature fireplace with coal effect gas fire.

The breakfast kitchen has a sash window to the rear and a part glazed door giving access to the garden. The kitchen is fitted with wood fronted base and wall units with black granite effect roll-top work surfaces. There is an integrated dishwasher, electric oven, four ring gas hob with extractor, and an integrated fridge freezer. Off the kitchen is a utility area which has matching base units and glass fronted wall units as well as an integrated washer/dryer.

The cellar has been converted to create further useable living space which could be used as a playroom, home office, gym, or cinema room.

On the first floor are the four bedrooms, one of which has an en suite shower room. There is also a smart house bathroom with travertine tiled floor and walls, double ended bath, WC, wash basin with vanity unit, and separate shower enclosure.

Outside

To the front of the property is a gravelled driveway providing off road parking for two cars. There is a side passageway leading to the rear. The rear garden has a paved terrace with a large lawn beyond. There is a substantial brick outbuilding, ideal for garden storage but also offering scope for conversion to additional accommodation if required (subject to consents).

General Information

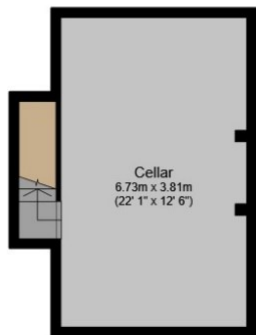
Tenure: The property is Freehold however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. A nominal annual estate charge of approximately £70 is payable.

Council Tax: Band F.

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



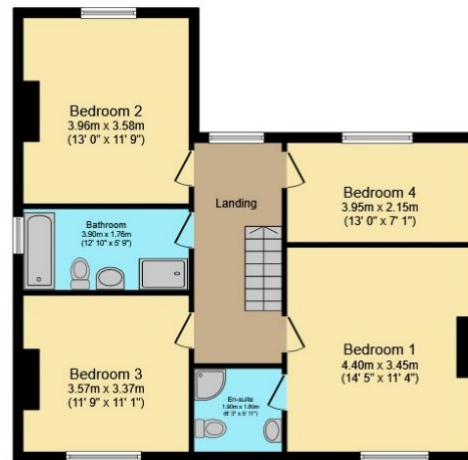
Cellar

Floor area 29.3 sq.m.
(315 sq.ft.)



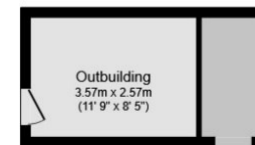
Ground Floor

Floor area 74.1 sq.m. (798 sq.ft.)



First Floor

Floor area 73.9 sq.m. (795 sq.ft.)



Outbuilding

Floor area 12.8 sq.m.
(137 sq.ft.)



Total floor area: 190.0 sq.m. (2,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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