



**35 WELLINGTON ROAD**  
EDGBASTON, BIRMINGHAM, B15 2ES

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

# 35 WELLINGTON ROAD

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£899,000

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A handsome Grade 2 Listed period home extending to some 3,389 sq. ft. (315 sq. m.), located in a sought after residential area of Edgbaston, with off street parking, coach house, and a delightful part-walled rear garden of just under a third of an acre.

## LOCATION

Wellington Road is a most popular residential location in the heart of leafy Edgbaston, set on the renowned Calthorpe Estate, and is a road which boasts some of the most impressive houses in the area. The property is very well placed for all local amenities and is situated only some 1.3 miles from Birmingham City Centre (via the A38), as well as around 1.9 miles from Harborne Village. Both the Edgbaston Priory Tennis and Squash Club and Edgbaston Golf Club are nearby, and several excellent hospitals are within a 4 mile radius which include the Queen Elizabeth Hospital Birmingham, City Hospital, Birmingham Children's Hospital and the BMI Edgbaston and Priory hospitals.

An excellent selection of private schools are situated nearby, including Hallfield, West House, Priory, King Edwards School for Boys, King Edwards VI School for Girls and Edgbaston High School for Girls.

## DESCRIPTION

35 Wellington Road is a most handsome semi-detached Georgian home, listed Grade 2 for its architectural and historical interest and understood to originally date from circa 1827.

The house offers a distinctive classic Georgian stucco façade with brick elevations to the rear and large sash windows, all set principally beneath a pitched slate roof.





The well laid out and well-proportioned accommodation is set over two levels, extending to some 3,389 sq. ft. (315 sq. m.), and is currently in need of some modernisation and refurbishment, but offers great potential to create a wonderful period family home of great character by an incoming purchaser.

## ACCOMMODATION

### On the Ground Floor

Canopy porch and panelled front door lead into the central **reception hall**, with a cloakroom and a cloaks lobby to the rear, having a part glazed door giving access out onto the rear terrace and garden.



The principal **sitting room** is a superb dual aspect room, with decorative ceiling covings, high skirtings and secondary double glazed French doors, opening out onto the rear terrace and garden. There is a large sash window to the front elevation, and a feature open fireplace with stone hearth and a timber surround, flanked by built in display shelves/cupboards to either side. The **dining room** can be accessed from the hall via two separate doors and has a large sash window to the front aspect, high skirtings, and central open fireplace with tiled slips, cast iron grate and a painted timber surround.

A **family room** with built in storage cupboard and access to the secondary staircase, leads through to a connecting lobby with access off to the cellars, as well as through to the kitchen.

The **kitchen** is fitted with a range of base and wall-mounted cupboards, work surface areas, double bowl single drainer stainless steel sink unit, Cannon range cooker with gas hob and a dishwasher. There is a generously sized separate **utility/laundry room** with feature cast iron range, plumbing for a washing machine, base and wall-mounted cupboards, stainless steel sink unit and door leading out to the rear garden.





### On the First Floor

A staircase with an elegant, curved timber handrail leads up to the first floor landing, with access to the bedroom accommodation. **Bedroom 1** has a dual aspect, a feature fireplace and is served by an en suite dressing room, which also connects through to **bedroom 2** (and has the potential to be converted into an en suite, subject to any necessary consents). Bedroom 2 also has built-in storage and a concealed sink unit. There is a **shower room** with large walk in glazed shower, and a **separate WC** on this floor. **Bedroom 3** has a feature fireplace, concealed sink unit and built-in wardrobes.

Door from bedroom 3 (with staircase down to the family room), leads off to **bedroom 4**, with a feature fireplace and **en suite dressing/shower room**, with fitted wardrobes/cupboards to the one wall, walk in shower cubicle, WC, and wash hand basin in a vanity unit.

### OUTSIDE

The property is approached from Wellington Road onto the front driveway with off road parking for a number of cars, as well as access to the **separate Coach House**. This currently provides a garage and former stable on the ground floor level, and large loft area above, and offers superb potential for conversion into additional living space, (subject to any necessary consents).

The delightful part-walled gardens are situated mainly to the rear of the property and enjoy a private aspect. There is an extensive seating terrace situated directly to the back of the house, flanked by a magnificent mature wisteria, whilst the outhouses provide a useful coal store and boiler room (housing the gas fired central heating boiler). There is a main central lawn and well stocked borders, the whole providing a wonderful mature setting for the property. The house and gardens in all extend to **around 0.29 acres**.

### GENERAL INFORMATION

**Tenure:** The property is freehold.

**Council Tax:** Band G

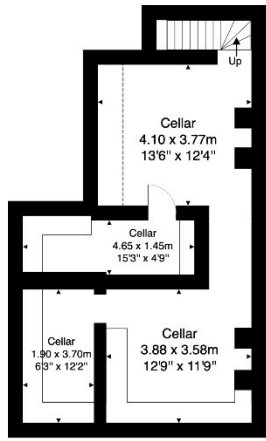
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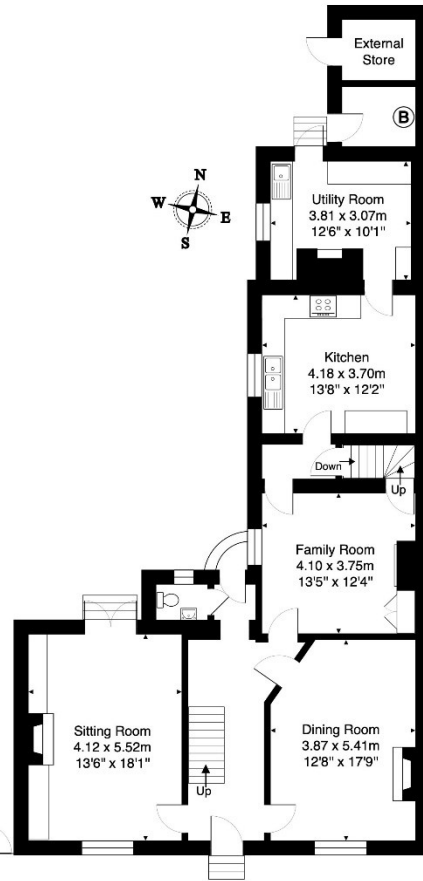
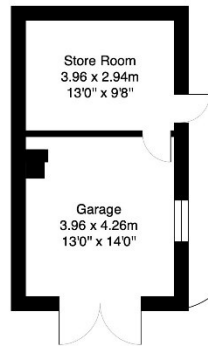


Ground Floor  
Floor Area: 119.0 m<sup>2</sup> ... 1281 ft<sup>2</sup>

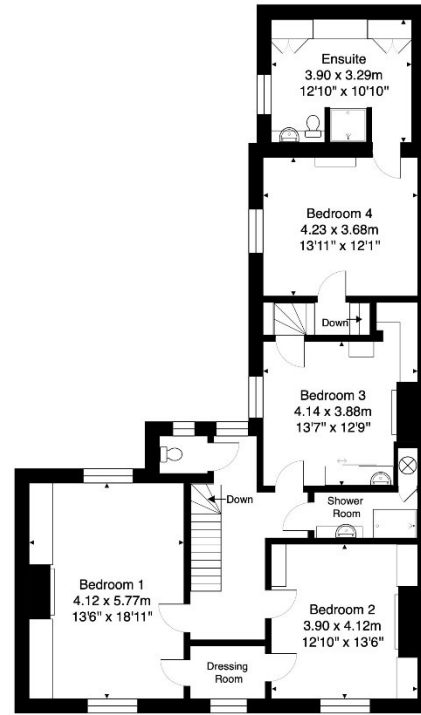
Basement  
Floor Area: 53.5 m<sup>2</sup> ... 576 ft<sup>2</sup>



Outbuilding  
Floor Area: 29.2 m<sup>2</sup> ... 314 ft<sup>2</sup>



First Floor  
Floor Area: 113.2 m<sup>2</sup> ... 1218 ft<sup>2</sup>



35 Wellington Road, Edgbaston, Birmingham, B15 2ES.

Total Area: approximately 314.9 m<sup>2</sup> ... 3389 ft<sup>2</sup>

All measurements & info are approximate  
This plan is for display purposes only  
Please verify all information  
Contact the agent for more details



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