



Moorland Road, Edgbaston B16 9JP



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Property Description

Positioned within a highly sought-after Edgbaston cul-de-sac, this substantial five-bedroom detached Arts & Crafts residence offers an exceptional opportunity to acquire a characterful home, extending to over 3,200 sq ft.

The property is rich in period detailing, with a grand entrance hallway setting the tone for the space and proportions throughout. Two generous reception rooms provide excellent flexibility, with the front room benefitting from a bay window and the second reception boasting an inglenook fireplace feature.

To the rear, the kitchen and breakfast space present flexible opportunities whilst separate utility area and a conservatory, which provide direct access to the garden, enhancing the practicality of the existing footprint.

The first floor offers three well-proportioned double bedrooms alongside a family bathroom, while the second floor comprises two further large bedrooms, including a principal room, complemented by a modern shower room. The overall layout lends itself well to adaptation, allowing a future owner to tailor the space to suit modern living.

Externally, the property benefits from a generous driveway and a garage, with additional access to the garage from the side of the property. The mature rear garden offers fantastic, creating a superb outdoor setting to complement the home.

Offering a rare combination of scale, character and opportunity, this is a property ideally suited to buyers looking to create a long-term home within one of Edgbaston's most desirable residential pockets, with huge potential to enhance further.

Area

Moorland Road sits within a highly regarded pocket of Edgbaston, centred around the characterful surroundings of St Augustine's Church, creating a charming and well-established residential setting. This sought-after location offers a strong sense of community while remaining exceptionally well connected.

The property is ideally placed for access to Birmingham city centre, with excellent road and public transport links, as well as convenient routes to the wider motorway network including the M6 and M40. The Queen Elizabeth Hospital, City Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, making this location particularly appealing for professionals.

Edgbaston Village is nearby, offering a selection of independent cafés, restaurants and lifestyle amenities, while Harborne High Street provides further everyday shopping options. Families are well served by a range of highly regarded schooling options, including Lordswood High School, St Paul's School for Girls and a variety of respected independent schools across Edgbaston.

For leisure and recreation, residents benefit from proximity to Edgbaston Priory Club, Edgbaston Golf Club and Edgbaston Cricket Ground, alongside green spaces such as Cannon Hill Park, and Edgbaston Reservoir a short walk away.

Approach

Paved driveway, double doors opening to garage, fence to boundary and shrubbery, with front door leading to:

Porch

Carpeted, ceiling light point and door to:

Hallway

Ceiling light point with ceiling rose and coving, carpeted, radiator, power points and doors to:

Living Room

Carpeted, gas fireplace, two light wall points, ceiling light point with ceiling rose, ceiling coving, bay window to front elevation, radiator and power points.

Family Room

Carpeted, gas fireplace with mental surround, two light wall points, ceiling light point with ceiling rose, ceiling coving, radiator, power points and French doors leading into:

Conservatory

Tiled flooring, two radiators, power points, ceiling spotlight lights, wall light point and French doors into rear garden.

Kitchen

Tiled flooring, wall and base units, part tiling to walls, double sink with drainage area, double glazed window to rear elevation, power points, integrated appliances including; 'Hotpoint' dishwasher and 'Neff' double oven, four ring induction hob with extractor fan above, vertical radiator, opening into dining room and door to:

Utility

Tiled flooring, two windows to side elevation, door leading into rear garden, ceiling light point and power points.

Dining Room

Tiled flooring, doors to side, radiator, power points, ceiling light points and door to:

Pantry

Space and plumbing for appliances, worktop space, obscure window to side, power points and ceiling light point.

First Floor Landing

Carpeted, built in storage, two ceiling light points, ceiling coving, window to front elevation, power points and doors to:

Bedroom One

Carpeted, fitted wardrobes, two windows to rear elevation, wash hand basin, two ceiling light points, ceiling coving, ceiling wall points and power points.

Bedroom Three

Carpeted, window to front elevation, radiator, two ceiling light points, ceiling coving, wash hand basin, power points and traditional fireplace.

Bedroom Five

Double glazed window to rear elevation, carpeted, traditional fireplace, wash hand basin, ceiling light point, ceiling coving, radiator and power points.

Bathroom

Tiling to walls, corner bath, wash hand basin within vanity unit, low-level WC, shower cubicle with handheld shower hose, obscure window to side elevation, built in storage, ceiling spot lights and wall mounted heated towel rail.

WC

Obscure window to side elevation, low-level WC and ceiling light point.

Second Floor Landing

Laminate flooring, ceiling spotlight, 'Velux' skylight, built in storage and doors to:

Bedroom Two

Laminate flooring, double glazed window to rear elevation, fitted wardrobes, large eaves storage, hatch for loft space, power points and ceiling light point.

Bedroom Four

Laminate flooring, double glazed window to front elevation, radiator, ceiling light point and power points.

Shower Room

Corner shower with handheld shower hose, wash hand basin within vanity unit, low-level WC, built-in storage, ceiling light point, tiling to splashback areas and wall mounted heated towel rail.

Garden

Side gate for access to the rear of the garage, large garden provides a tranquil setting with a paved patio area, water feature with pond, laid to lawn, fences to borders, trellis walk-through arch with mature trees and two garden sheds for storage to the rear and further room for planting.

Further Details

Tenure: Freehold
Council Tax Band: G
EPC: D

Utility supply, rights and restrictions:

Broadband: FTTP
Electricity supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply

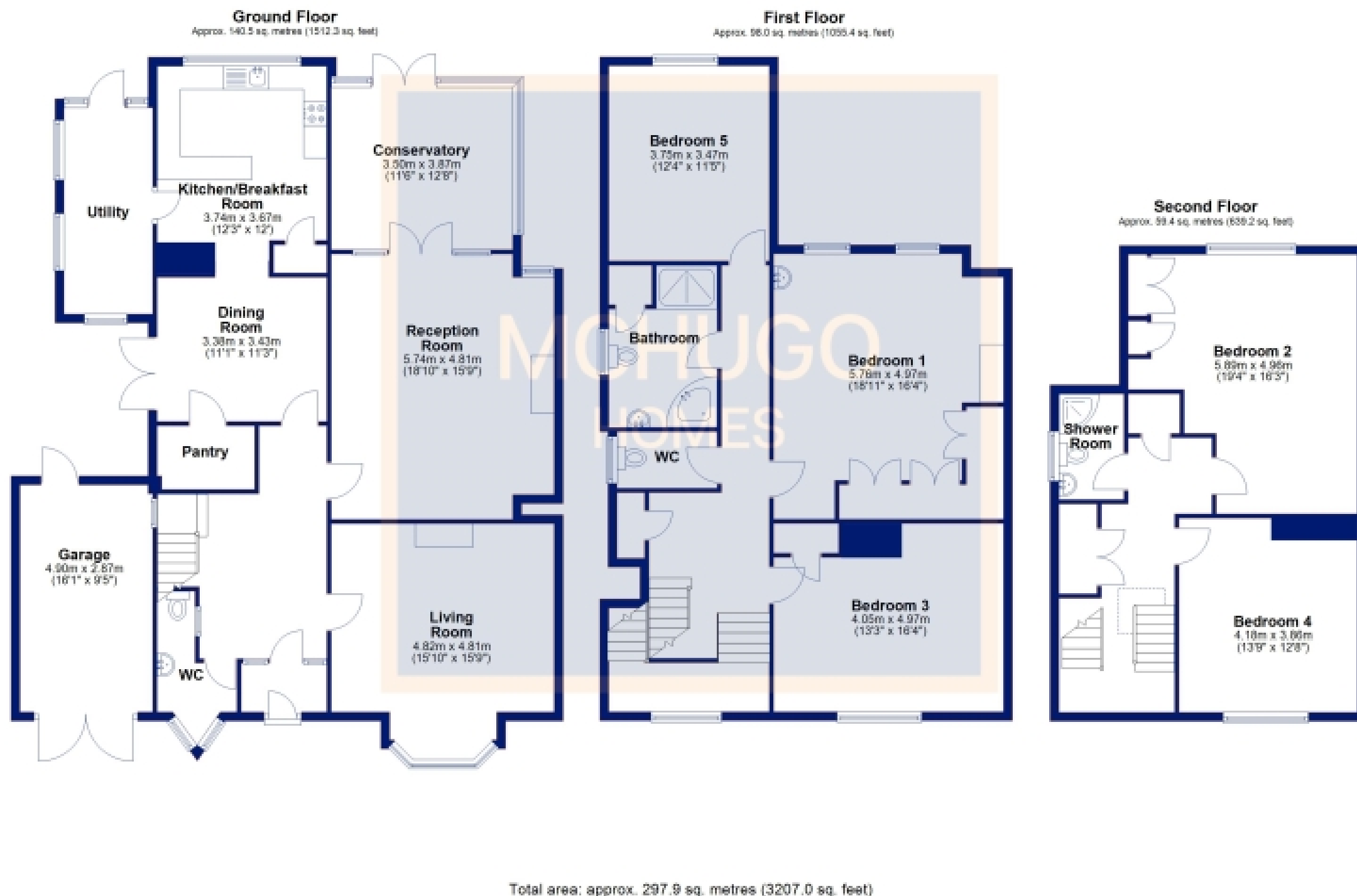
Other information

Construction materials: Brick
Roof material: Tile









Key Features:

- Detached home
- Five bedrooms
- 3,200+ sq ft
- Arts & Crafts style home
- Three reception rooms
- Large driveway
- Garage
- Extensive garden
- Period features
- No upward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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