



Floor Layout



TOTAL FLOOR AREA: 1,735 sq ft. (161.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Melville Road

Edgbaston

Birmingham

B16 9LN

Asking Price Of £450,000

- Three-Storey Semi-Detached House
- Five Bedrooms
- Three Bathrooms
- Spacious Kitchen / Breakfast Room



Melville Road,
Edgbaston, Birmingham, B16 9LN
Asking Price Of £450,000

Property Description

DESCRIPTION A substantial six-bedroom period home arranged over three floors, offering exceptionally versatile accommodation, generous room proportions and a sizeable rear garden. With multiple bathrooms, spacious communal areas and flexible ground-floor accommodation, the property lends itself particularly well to larger households or buyers seeking a home with plenty of adaptable space.

The property is entered through a welcoming hallway, where decorative tiled flooring and traditional proportions provide an immediate sense of character. To the front is a generous bay-fronted room, currently arranged as a bedroom but equally capable of serving as an additional reception room, home office or formal sitting room.

Further along the hallway is a separate living room, providing comfortable additional communal space. To the rear, the kitchen/breakfast room forms a particularly practical part of the home, with an extensive range of contemporary white cabinetry, contrasting work surfaces, integrated cooking appliances and space for dining. Multiple windows bring in good natural light, while access is provided towards the rear garden. A useful laundry area and a ground-floor bathroom complete this level.

The first floor provides three well-proportioned bedrooms, including an impressive bay-fronted principal room. This floor is particularly well served by both a separate bathroom and an additional shower room, offering convenient facilities for a busy household.

Two further bedrooms occupy the second floor. Both offer generous usable space, with the larger bedroom benefiting from particularly impressive proportions. Built-in storage is also available from the landing.

Externally, the property enjoys a substantial enclosed rear garden, predominantly laid to lawn and bordered by mature planting and established hedging. The garden provides ample space for outdoor seating, recreation and further landscaping for those wishing to create a more tailored outside space. To the front of the property is a small driveway with parking for two cars.



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LOCATION Melville Road is conveniently located within a popular Edgbaston neighbourhood and the prestigious, quaint "pocket" of Edgbaston with St Augustine's Church at the epicentre, offering excellent road and transport links in to Birmingham city centre and motorway links of M6 /M40 beyond.

The property is very close to Queen Elizabeth and City Hospitals, University of Birmingham, and amenities of Edgbaston with a plethora of independent and quality restaurants in the nearby Edgbaston Village.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: G

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To book a viewing of this property:

Call:
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