



7 METCHLEY PARK ROAD

EDGBASTON, BIRMINGHAM B15 2PJ

Robert  Powell
RESIDENTIAL SALES & LETTINGS



7 METCHLEY PARK ROAD £1,295,000

EDGBASTON

An attractive five bedroomed detached house situated in a highly-desirable road and occupying a delightful mature plot of a third of an acre.

Situation

Metchley Park Road is a quiet tree lined road which enjoys a most convenient location. Harborne's bustling High Street is some 500m away whilst Birmingham City Centre lies approximately 3 miles distant and is easily accessed via regular nearby buses or by train with University Station being just over half a mile away. Birmingham's Queen Elizabeth Hospital is less than a 600m walk from the property.

Description

7 Metchley Park Road is a two storey detached house extending to approximately 2,334 sq ft (217 sq m) of accommodation. Occupying a substantial plot, the property offers scope for significant extension (subject to consents), but with five bedrooms and three reception rooms the existing space can comfortably accommodate family life for most people.

The property has uPVC double glazing throughout and is entered via an enclosed entrance porch with a glazed inner door leading into the reception hall. There is a large guest cloakroom WC, as well as a handy nook under the stairs for coats and general storage. The living room is well-proportioned and has a fireplace with coal effect gas fire and two leaded light windows either side. Further full-height leaded light windows with a central door opens into a uPVC double glazed conservatory which enjoys fine views of the garden beyond.

The second reception room is presently used as a dining room and has a window to the front, and a fireplace with electric log-effect fire. The third reception room overlooks the rear garden and is a breakfast room which provides access through to the kitchen. The kitchen is fitted with modern cream-fronted base and wall units with wood-effect work-surfaces. There are Bosch integrated appliances including electric double oven and integrated microwave, four ring electric induction hob with extractor over, under-counter fridge, and a

dishwasher. A door off the kitchen leads into the utility room which has further fitted units and space and plumbing for a washing machine and dishwasher as well space for freestanding fridge and freezer.

On the first floor is a central landing with large airing cupboard and access hatch with pull-down ladder to the large boarded loft, offering scope for conversion to additional accommodation if required (subject to consents). There are five bedrooms, including four double-sized rooms all with fitted or built-in wardrobes, and a single room/study. The principal bedroom has a good-sized en suite with walk-in shower, wash basin with fitted vanity unit, WC, and bidet. There is a house bathroom with shower over bath and wash basin with vanity unit. There is a separate WC adjacent to the bathroom.

Outside

To the front of the property is a wide in and out driveway set around an attractive shrubbery. To the right hand side is an integral double garage with side-sliding doors and an internal pedestrian door leading directly to the house via the utility room. To the rear of the property is a most delightful garden with westerly aspect to benefit from the afternoon and evening sun. There is a paved patio immediately to the rear of the house, with raised beds and central steps leading up to the expansive lawn. There are well-stocked mature borders providing colour, screening, and privacy. To the far end of the garden is a large timber shed providing excellent garden storage. We have measured the plot to be in the order of 0.33 acre.

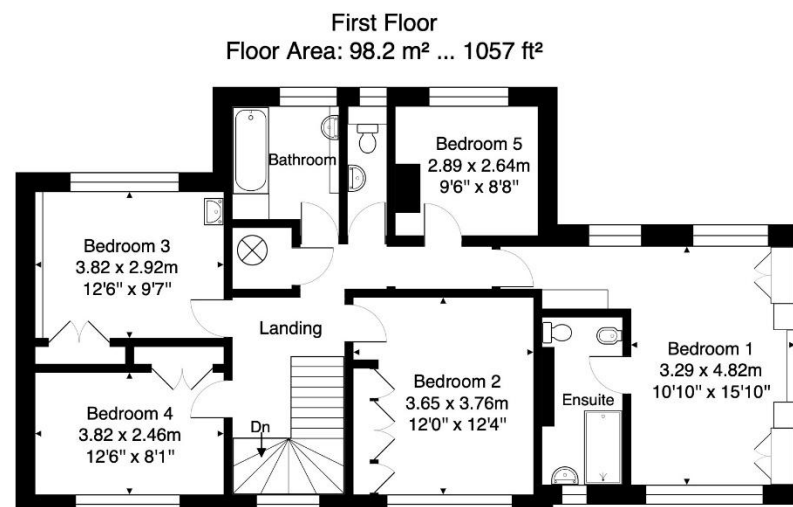
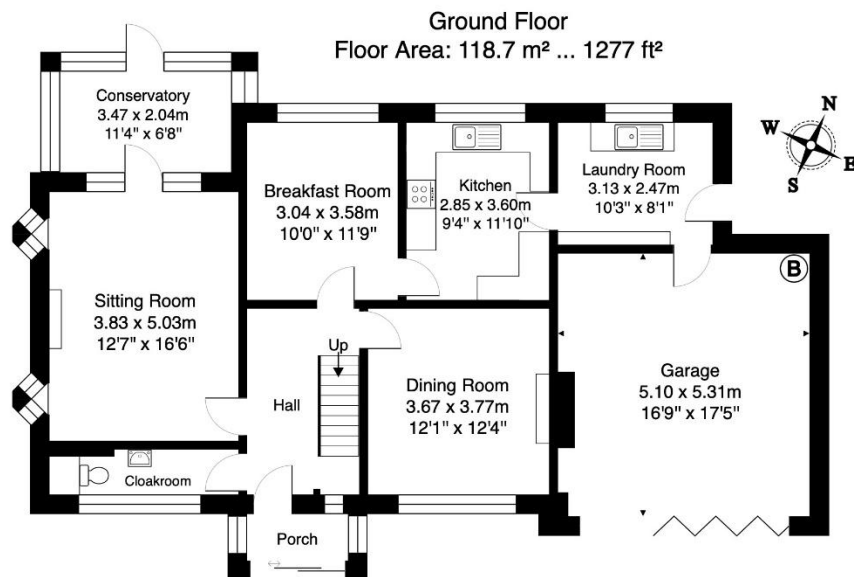
General Information

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. There is an annual fee payable of approximately £70.

Council Tax: Band G.



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



7 Metchley Park Road, Edgbaston, Birmingham, B15 2PJ.

Total Area: approx 216.8 m² ... 2334 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		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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