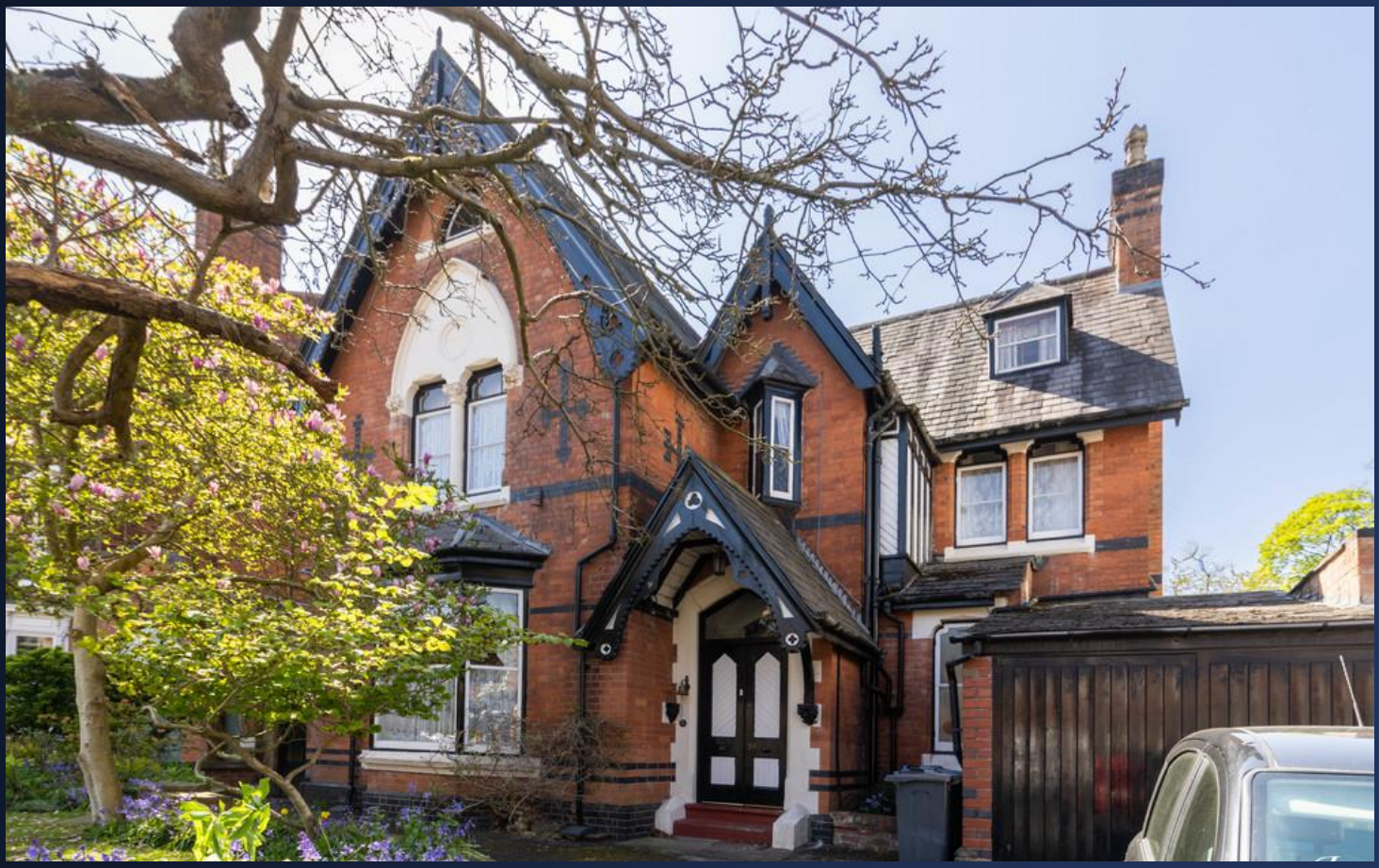
James Laurence

REASSURINGLY LOCAL







Clarendon Road

Birmingham

B16 9SE

Asking Price Of **£750,000**

Large Victoria Family Home With Annex

Grade II Listed with Period Features

Six Bedrooms, Three Bathrooms +WC

Garage & Utiltity Area





Property Description

DESCRIPTON Occupying a generous plot and rich in original character, this substantial period residence offers an exceptional amount of living space arranged across multiple floors, blending impressive Victorian proportions with a warm and highly individual atmosphere.

From the moment you enter, the property immediately showcases its architectural heritage. An impressive entrance hall with original mosaic tiled flooring, high ceilings, decorative cornicing, timber staircase and traditional radiators sets the tone for the accommodation throughout. Large windows allow natural light to flood the interior, enhancing the sense of scale and character present in every room.

The principal reception room is particularly striking; a beautifully proportioned bay-fronted space overlooking the mature gardens, featuring high ceilings, original detailing, feature fireplace and elegant period styling. A second substantial reception room provides further versatile living accommodation and could serve equally well as a family room, music room, library or formal entertaining space. Throughout the home there is an abundance of retained period detail including fireplaces, timber doors, deep skirting boards, original joinery and decorative features rarely found in modern properties.

To the rear, the spacious dining kitchen offers a highly sociable arrangement with ample room for family dining and day-to-day living. Characterful fitted timber cabinetry, open shelving, traditional-style flooring and a feature range cooker create a welcoming farmhouse feel, while the generous proportions provide excellent potential for future reconfiguration or contemporary enhancement if desired. Additional ground floor facilities include a cloakroom/WC and useful ancillary spaces.

The upper floors continue to impress with a range of well-proportioned bedrooms and flexible accommodation adaptable to a variety of lifestyles. Of particular note is the distinctive loft-style living area with vaulted ceiling, spiral staircase and adjoining shower room, creating an ideal self-contained suite for guests, older children, multi-generational living, creative workspace or home

Floor Layout



Total approx. floor area 3,227 sq ft (300 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

%epcGraph_c_1_168%



JL - Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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