



## 66 WHEELY'S ROAD EDGBASTON, BIRMINGHAM, B15 2LN

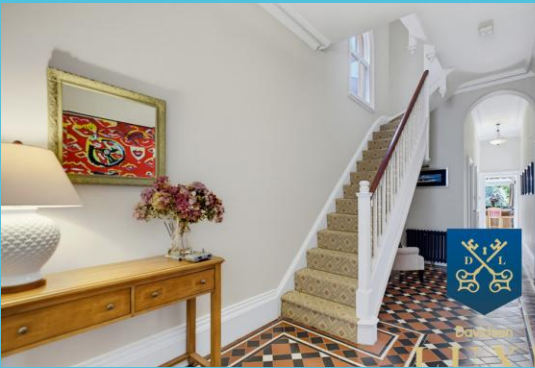
£1,150,000  
FREEHOLD

Victorian Semi-Detached Family Home | Prestigious Calthorpe Estate | Five Bedrooms | Two Reception Rooms plus Extended Kitchen/Dining Room | Beautifully Presented Throughout | Private Rear Garden with Pond | Secure Shared Driveway Leading to Private Parking | Walking Distance to Five Ways Train Station

# Davidson

## 66 WHEELLEY'S ROAD

Five-bedroom period family home in the prestigious Calthorpe Estate | Generous living space arranged over multiple floors | Character features combined with modern practicality | parking to the rear with electric vehicle (EV)



Situated on the highly sought-after Calthorpe Estate in the heart of Edgbaston, 66 Wheelleys Road is an impressive five-bedroom, three-bathroom period

residence offering generous and versatile accommodation across multiple floors. Combining character, space and modern practicality, this outstanding home is ideally suited to growing families and professionals seeking one of Birmingham's most desirable residential locations.

A beautiful entrance hallway immediately sets the tone for the home, featuring newly restored original mosaic tiled flooring, high ceilings and an abundance of period character that continues throughout the property.

The property enjoys two elegant reception rooms, both beautifully presented and retaining a wealth of original charm. Offering flexible living space, they provide the perfect setting for formal entertaining, family gatherings or relaxing evenings, with large windows creating bright and welcoming interiors.

At the heart of the home is a stunning extended open-plan kitchen, dining and family living space, thoughtfully designed for modern family life. The contemporary kitchen features a large central island, extensive storage and quality integrated appliances, flowing seamlessly into a spacious dining area and a comfortable sitting/snug area. Full-width patio doors open directly onto the landscaped rear garden, creating an exceptional indoor-outdoor entertaining space that's perfect

for both everyday living and hosting guests.

The accommodation continues with five generously sized bedrooms, three contemporary bathrooms, and a useful basement, offering excellent storage or the potential for a variety of additional uses.

To the rear, the property benefits from private off-road parking, accessed via a secure shared driveway, complete with an electric vehicle (EV) charging point, providing both convenience and future-ready living. The enclosed rear garden offers a private and attractive outdoor space, ideal for entertaining, children to play, or simply unwinding in peaceful surroundings.

### Location

Wheelleys Road enjoys an enviable position within the prestigious Calthorpe Estate, one of Edgbaston's most established and desirable residential addresses. The property is within easy reach of Birmingham City Centre, the Queen Elizabeth Hospital, Birmingham Women's and Children's Hospitals, and the University of Birmingham, making it particularly appealing to medical professionals and academics.

The area is renowned for its excellent selection of independent and state schools, including highly regarded private schools such as West House, Hallfield School, The Blue Coat School and King Edward's School. Residents also

benefit from excellent transport links, nearby Edgbaston Village, boutique cafés, restaurants, local parks, and the Edgbaston Priory Club, offering first-class sporting and leisure facilities.

This superb home presents a rare opportunity to acquire a substantial family residence in one of Birmingham's premier locations.

To arrange a private viewing, please contact the office now.

## 66 WHEELLEY'S ROAD





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LUXE



## 66 WHEELY'S ROAD

### ADDITIONAL INFORMATION

Local Authority – Birmingham City Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 3,073 sq ft

Tenure – Freehold





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		

# Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements