



MCHUGO
HOMES

54, Arthur Road, Edgbaston B15 2UN



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Property Description

Positioned on the highly regarded Arthur Road within the prestigious Calthorpe Estate, this substantial five-bedroom detached residence offers an outstanding opportunity to acquire an elegant family home of impressive proportions, extending to over 2,900 sq ft.

The property is approached via a discreet generous driveway, setting the tone for the scale and privacy found throughout. Internally, a welcoming entrance leads through to three versatile reception rooms, providing excellent flexibility for formal entertaining, family living or home working requirements. The spacious kitchen/diner forms the heart of the home, offering ample room for everyday living and hosting alike, complemented further by a separate utility room for added practicality.

The accommodation is arranged across two floors and comprises five well-proportioned bedrooms, including a principal bedroom benefitting from its own ensuite shower room. A family bathroom and additional shower room serve the remaining bedrooms, while two separate WC's - positioned across the ground and first floors - further enhance convenience for modern family life.

A standout feature of the home is the beautifully established rear garden, offering a tranquil and private outdoor setting with expansive lawned areas, mature greenery and generous patio space ideal for relaxing or entertaining throughout the warmer months.

Combining substantial living space, exceptional outdoor surroundings and a premier Edgbaston address, this is a rare opportunity to secure a distinguished family residence within the Calthorpe Estate.

Area

Arthur Road is regarded as one of Edgbaston's most prestigious residential addresses, positioned within the renowned Calthorpe Estate - a carefully preserved conservation area celebrated for its character homes, tree-lined surroundings and prime location on the cusp of Birmingham city centre.

The property enjoys excellent proximity to the boutique amenities and lifestyle offerings of Edgbaston Village, home to a superb selection of independent restaurants, cafés and leisure destinations, while nearby Harborne High Street further complements the area with popular shopping facilities including Marks & Spencer Foodhall and Waitrose.

The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, alongside excellent transport connections into Birmingham city centre and convenient access to the A38, M6 motorway network and Birmingham International Airport.

Families are exceptionally well served by a number of highly regarded schooling options nearby, including Edgbaston High School for Girls, The Priory School and the prestigious King Edward Foundation Schools, together with Hallfield Preparatory School, West House, The Blue Coat School and St George's School.

Leisure facilities are also a major attraction of the area, with Edgbaston Priory Club, Edgbaston Golf Club and the internationally recognised Edgbaston Cricket Ground all close by, while the Botanical Gardens and Martineau Gardens provide beautiful green spaces within walking distance.

Approach

Private driveway with brick walls to borders, mature trees and greenery, up and over door to garage, side gate to rear garden and front door leading to:

Porch

Tiling to floors, ceiling light point and door to:

Hallway

Vaulted ceilings, carpeted, door to under stairs WC and cloakroom, radiator, power points, ceiling spot lights, ceiling coving and doors to:

Living Room

Carpeted, double glazed window to front elevation, three radiators, double glazed French doors leading into rear garden, double glazed window to side elevation, ceiling spotlights, five wall light points, fireplace with mantle surround, power points and ceiling coving.

Dining Room

Carpeted, double glazed window to front elevation, radiator, ceiling light point, decorative ceiling coving, power points and door leading to:

Kitchen

Tiled flooring, part tiling to walls, wall and base units, double 'Neff' oven, power points, integrated 'Panasonic' microwave, ceiling spotlights, five ring gas hob with extractor fan above, integrated fridge, double glazed window to rear elevation double glazed French doors leading into rear garden, two radiators, gas fireplace, ceiling light point and opening into:

Family Room

Carpeted, two radiators, ceiling light point, double glazed window to front elevation, four wall light points, power points, telephone and TV point and ceiling covering.

Utility

Houses 'Vaillant' boiler, tiled flooring continues, space and plumbing for appliances, power points, wall and base units, door leading to side of the property, ceiling light point, double glazed window to rear elevation, sink and tiling to splash back areas.

Landing

Vaulted ceilings, carpeted, double glazed obscure window too front elevation, decorative ceiling coving, ceiling spotlights two radiators, power points and doors to:

Master Bedroom

Carpeted, fitted wardrobes, double glazed window to rear elevation, double glazed window to side elevation, radiator, ceiling light point, ceiling spotlights, ceiling coving, power points, opening into walk-in wardrobe, including: fitted wardrobes with mirrored sliding doors and opening into:

Ensuite

Bath tub, wash hand basin within vanity unit, ceiling light point, low level WC, double glazed window to front elevation, carpeted, part tiling and mirrors to walls.

Bedroom Two

Fitted wardrobes, carpeted, double glazed window to front elevation, radiator, ceiling light point, ceiling spotlights and ceiling coving.

Bedroom Three

Fitted wardrobe with sliding doors fitted shelving units, double glazed window to rear elevation, radiator, carpeted, ceiling light point, ceiling spotlights and power points.

Bedroom Four

Carpeted, double glazed window to rear elevation, radiator, ceiling spotlights, ceiling light point, ceiling coving and fitted wardrobes

Bedroom Five

Carpeted, double glazed window to front elevation, ceiling spotlights, ceiling coving, power points and fitted wardrobes.

Shower Room

Tiled throughout, double glazed obscure window to side elevation, ceiling light point, walk in the shower cubicle with waterfall shower head and handheld hose and wash hand basin within vanity unit.

Bathroom

Tiled throughout, ceiling spotlight, double glazed obscure window to rear elevation, wash hand basin within floating vanity unit, corner shower cubicle, low-level WC, bath with mixer taps, ceiling spotlights and wall mounted heated towel rail.

WC

low-level WC, carpeted and ceiling light point.

Garden

Large and tranquil space with paved patio area, side access to front of the property, access from garage laid to lawn with steps leading to tiered further lawn area, beautiful mature greenery and fences to borders.

Garage

Electric up and over door, window and door to rear elevation and also houses electric meter for the property.

Further Details

Tenure: Freehold

Council Tax Band: H

EPC: D

Calthorpe Estate Charge: £69.83

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

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

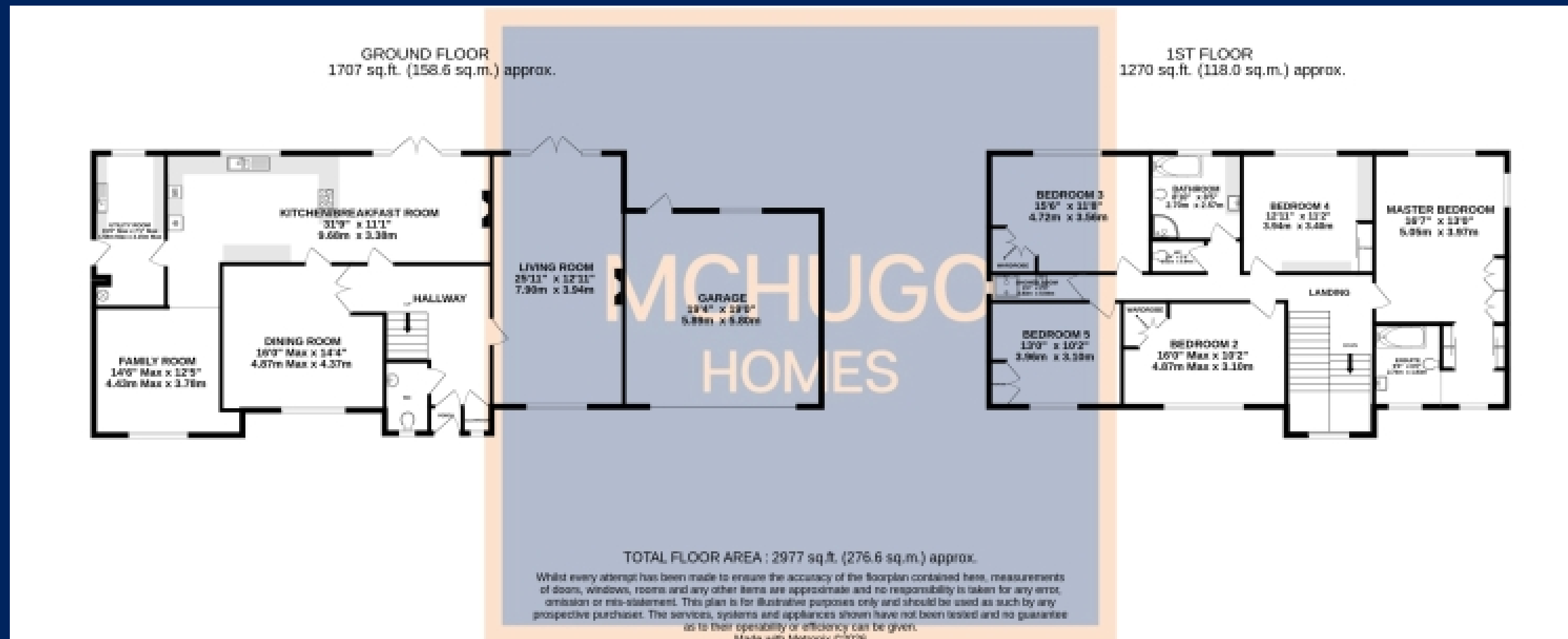






Key Features:

- Detached residence
- Five bedrooms
- Three receptions
- Kitchen diner
- Utility room
- Ensuite bedroom
- Shower room
- Large driveway
- Expansive garden
- No upward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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