



27 SPRING ROAD
EDGBASTON, BIRMINGHAM B15 2HA

Robert Powell
RESIDENTIAL SALES & LETTINGS



27 SPRING ROAD

£565,000

EDGBASTON

An attractive semi detached Georgian residence with three reception rooms, fitted kitchen with extended orangery/breakfast room, three double bedrooms, and house bathroom. Driveway parking, substantial rear garden.

Situation

Spring Road is located off Wellington Road and is ideal for access to the City Centre which can be found just over a mile away via the nearby A38 Bristol Road.

Description

27 Spring Road is a Grade II Listed white stucco double-fronted semi detached villa, built we believe in the mid 1830's and displaying many charming characteristics of the Georgian era.

The property is entered via a solid wood front door leading into an enclosed porch with decoratively glazed inner front door to the entrance hall. To the left a wide opening leads into the study/library which has fitted bookshelves and cupboards and a sash window to the front with original shutters. Also off the hall is a decoratively glazed door to the garden, a guest cloakroom WC, a useful coats/storage cupboard, and a door leading down to the cellar.

The sitting room and dining room have been combined to create an inter-connecting multi-functional room, currently configured as a dining room to the front and a sitting room to the rear with double doors opening to the garden. Each room has an attractive fireplace, with the one in the dining room having a coal effect gas fire.

The kitchen and orangery are situated to the rear, with the orangery being a sympathetic and cleverly designed extension, added by the current owner around 20 years ago to provide a sociable eating and entertaining area. The kitchen itself is fitted with an array of base and wall units with black granite worktops, a gas fired Aga, Bosch integrated dishwasher, and a Liebherr integrated fridge.

The orangery opens off the kitchen and is a wonderfully light and airy space with a high, pitched ceiling with central glazed "atrium" and glazed elevation with central double doors opening out to the garden. There is under floor heating in this part of the house, and a door to the rear leads into a utility room with washing machine and fridge freezer, and a door leading out to the garden. A further door off the breakfast room leads into a lobby area which has a door to the front drive.

On the first floor are three very well proportioned double bedrooms, two facing the front and one to the rear. The bedrooms are served by a good-sized house bathroom having sash window to the rear, freestanding cast iron bath with shower over, WC, wash basin, and fitted airing cupboard. Adjacent to the bathroom is a separate WC.

Outside

To the front of the house is a brick paved driveway providing parking for two cars. To the rear is a generously sized garden which includes a large paved terrace, lawns, mature borders providing screening and privacy.

General Information

Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £70 is payable.

Council Tax: Band E.

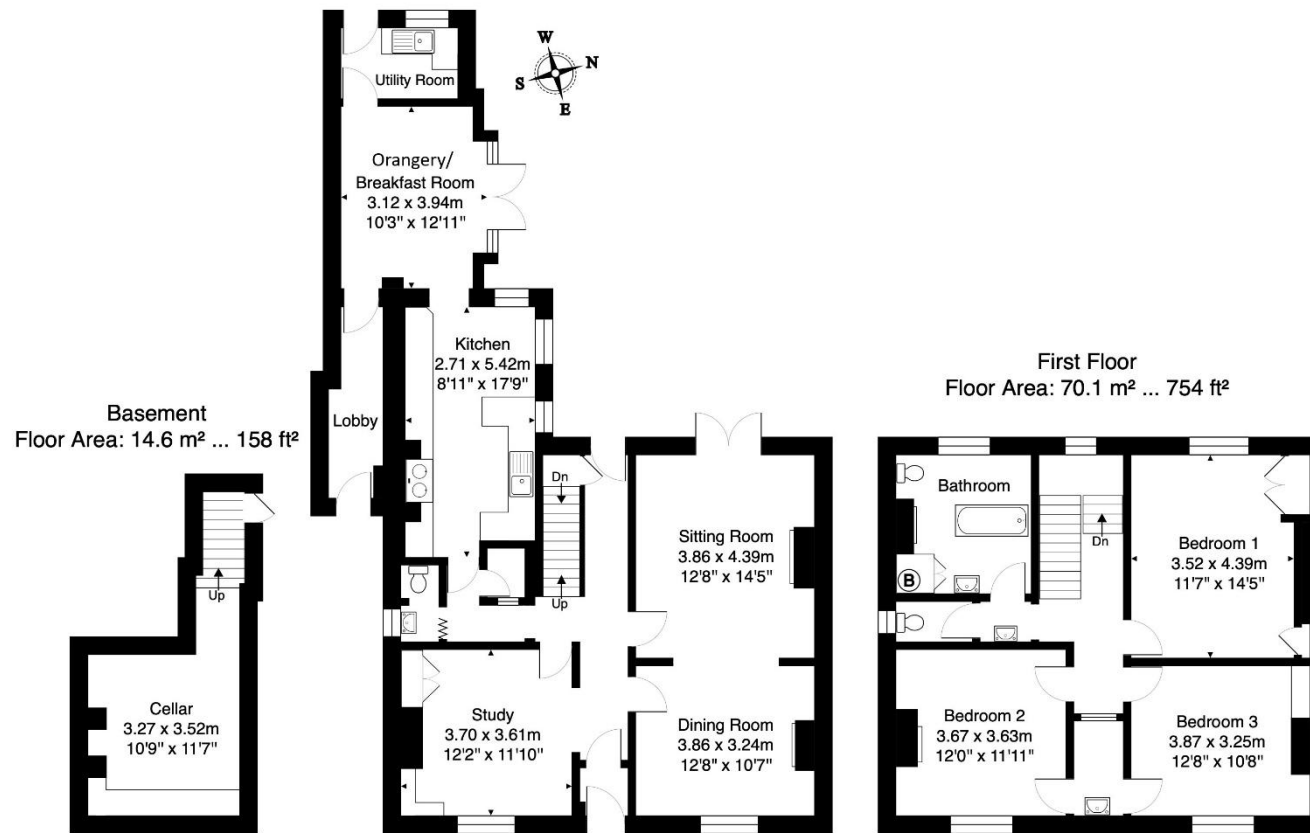
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To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 102.5 m² ... 1104 ft²



27 Spring Road, Edgbaston, Birmingham, B15 2HA.

Total Area: approximately 187.2 m² ... 2016 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



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