



**Carpenter Road, Birmingham B15 2JH**

**welcome to**

## **Carpenter Road, Birmingham**

Nestled away in one of the most exclusive & highly sought-after addresses in Edgbaston, this exceptional residence offers the very best in modern family living. Located within the prestigious Estate, this property combines refined elegance with contemporary comfort.

### **Agent Note**

This property is council tax band G.

### **Entrance Porch**

Enter into entrance hall.

### **Entrance Hall**

Wood flooring, ceiling light connection, doors to w/c, lounge, utility, & dining room, storage cupboard, stairs to first floor.

### **W/C**

6' 2" x 5' 4" ( 1.88m x 1.63m )

Tiled floor & to splash-prone areas on the wall, heated towel rail, low level flush w/c, wash hand basin with storage beneath.

### **Lounge**

24' 9" x 13' ( 7.54m x 3.96m )

Double glazed window to front & rear plus door to rear, door to dining room, carpet, wall light connections, 2 central heating radiators, feature fire surround with inset fire, coving to ceiling.

### **Dining Room**

17' 5" x 11' 6" ( 5.31m x 3.51m )

2 Double glazed windows, door to kitchen, carpet, central heating radiator.

### **Kitchen**

16' 3" x 9' 1" ( 4.95m x 2.77m )

Double glazed window to rear & side, ceiling light connection, door to utility, tiled floor and to splash-prone areas of the walls, integrated oven and gas hob with stainless steel splashback, space for fridge freezer, sink & drainer with mixer tap.

### **Utility**

9' 3" x 5' 2" ( 2.82m x 1.57m )

Door to side, units with sink & drainer.

### **Garage**

19' x 17' 5" ( 5.79m x 5.31m )

Large garage, accessed from front of property.

### **Landing**

Doors to the 4 bedrooms, the study and the bathroom.

### **Bedroom 1**

12' 11" x 12' ( 3.94m x 3.66m )

Double glazed window to front, ceiling light connection, central heating radiator, walk in wardrobe/closet, with access to shower room.

### **Shower Room**

5' 8" x 3' 2" ( 1.73m x 0.97m )

Double glazed window, lino flooring, tiled walls, low level flush w/c, wash hand basin with storage beneath, shower cubical with glass doors.

### **Bedroom 2**

10' 11" x 10' 10" ( 3.33m x 3.30m )

Double glazed window to rear, ceiling light connection, central heating radiator, built in wardrobe/cupboard.

### **Bedroom 3**

11' 8" x 7' 11" ( 3.56m x 2.41m )

Double glazed window to rear, ceiling light connection, central heating radiator, built in wardrobe/cupboard.

### **Bedroom 4**

8' 10" x 8' 2" ( 2.69m x 2.49m )

Double glazed window to rear, ceiling light connection, central heating radiator.





### **Study**

6' 2" x 5' 10" ( 1.88m x 1.78m )

Double glazed window, ceiling light connection, central heating radiator, access to loft.

### **Bathroom**

9' 1" x 7' 4" ( 2.77m x 2.24m )

Double glazed window to front, ceiling spotlights, heated towel rail, bath with shower over and glass door, low level flush w/c, wash hand basin with storage beneath, fully tiled.

### **Front Garden**

Large driveway & lawned area.

### **Rear Garden**

Patio area, lawned area, wall, fencing & large trees surround the garden for privacy, arrangement of flowers and shrubbery.



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## Carpenter Road, Birmingham

- Two Reception Rooms Potential to extend
- Four Bedrooms, Two Bathrooms + WC
- Exclusive Cul-De-Sac Location Within the Prestigious Estate
- Driveway With Parking for Four Cars + Garage
- Large, Beautifully Maintained Landscaped Garden

Tenure: Freehold EPC Rating: C

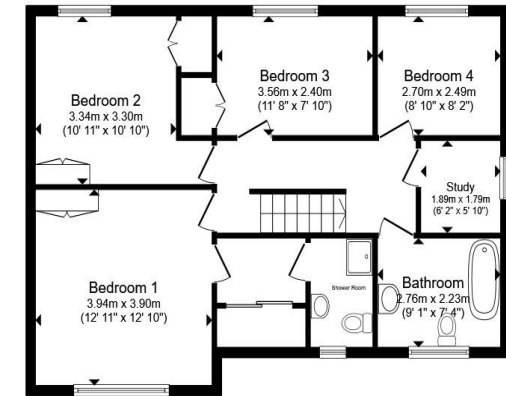
Council Tax Band: G

offers in the region of

**£1,300,000**



Ground Floor



First Floor

Total floor area 186.8 m<sup>2</sup> (2,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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