



35A KINGSCOTE ROAD

EDGBASTON, BIRMINGHAM B15 3LA

Robert  Powell
RESIDENTIAL SALES & LETTINGS



35A KINGSCOTE ROAD £695,000

EDGBASTON

A beautifully presented three bedroom, two bathroom detached house situated in a highly sought-after address.

Situation

Kingscote Road is ideally situated for access to central Birmingham (approx. 3 miles) whilst also being within short walking distance of Harborne's bustling High Street. The property backs on to Harborne Hill allotments which provide a green and pleasant outlook to the rear of the house.

Description

35a Kingscote Road was built in the late 1980's but has been subsequently remodelled and refurbished to a high standard. The property offers modern and well-presented accommodation extending in all to approximately 1,725 sq ft (160 sq m) set over three storeys. The house is entered via an enclosed entrance porch with glazed double doors opening into the spacious reception hall which has fitted cloaks cupboard behind mirrored sliding doors, and there is a guest cloakroom WC.

Through the reception hall, partitioned behind a glass block wall, is the sociable open-plan kitchen/dining space which enjoys fine elevated views over the garden and beyond. The kitchen area is fitted with cream coloured Shaker style base and wall mounted units with black granite work-tops over, and a one and a half bowl sink with Quooker mixer tap. Integrated appliances include a fridge freezer, dishwasher, double oven with grill, and a 4 ring gas hob with extractor over. The dining area is spacious and offers flexibility to also accommodate an informal seating area too.

The main living room is on the lower ground floor, taking advantage of the contours of the plot and having bi-folding doors opening directly out to the garden.

On the first floor is a central landing with rooflight over the stairs, and a pull-down loft ladder leading up to the part-boarded loft. The main bedroom is an excellent

size, spanning the full width of the house, having three windows to the front and a fitted wardrobe to one wall. The en suite is fully tiled and has a large walk-in shower, WC, and wall hung wash basin with fitted drawer unit.

Bedrooms two and three are situated to the rear overlooking the garden and allotments beyond. Bedroom two is a comfortable double room and has a useful built-in cupboard. Bedroom three is presently used as an office/hobby room but could also accommodate a double bed if required. The house bathroom is fully tiled and has bath with electric shower over, WC, and a wall hung wash basin with fitted drawer unit.

Outside

To the front is a block paved driveway providing off road parking for two cars. There is an integral garage with electric up and over door and pedestrian door into the house. Off the garage is a utility room/garden store which has a sink as well as space and plumbing for a washing machine. There is a newly installed Worcester Bosch gas central heating combination boiler. A door from the utility room opens to some steps leading to the garden.

The beautifully maintained rear garden forms a most attractive backdrop to the property. Immediately to the rear of the house is a paved terrace, beyond which is a lawn with well-stocked free-form borders and raised sleeper beds. Towards the bottom of the garden is a further paved seating area designed to catch the last of the evening sun.

General Information

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

Council Tax: Band F.

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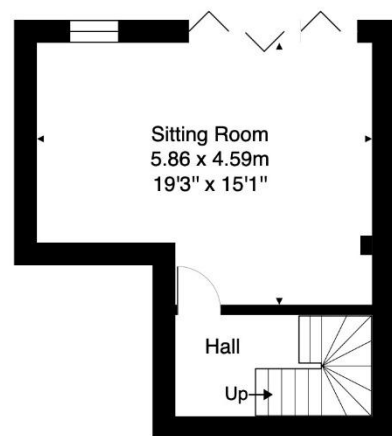


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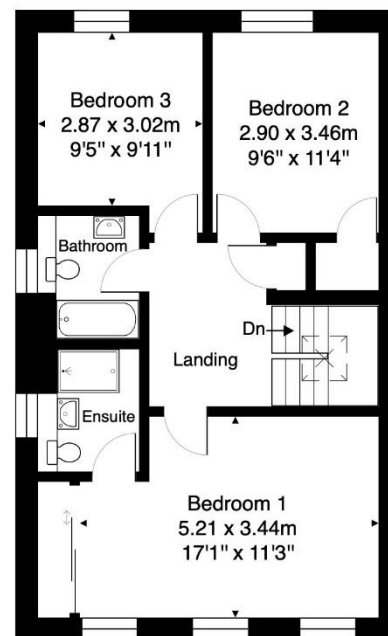
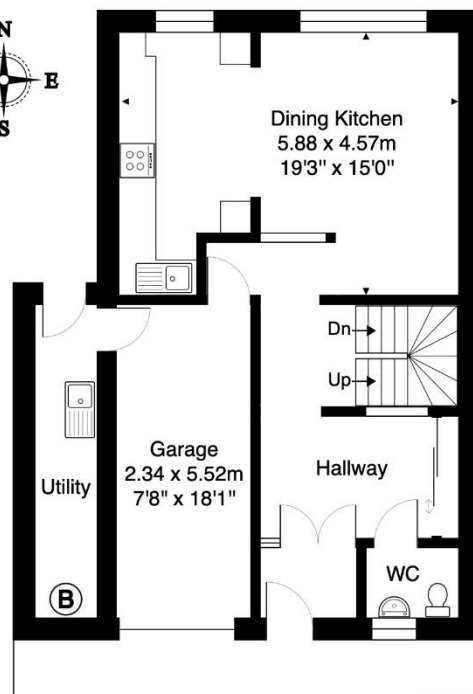
35a Kingscote Road, Edgbaston,
Birmingham, B15 3LA.

Upper Ground Floor
Floor Area: 68.5 m² ... 738 ft²

First Floor
Floor Area: 60.8 m² ... 655 ft²



Lower Ground Floor
Floor Area: 30.9 m² ... 333 ft²



Total Area: approximately 160.2 m² ... 1725 ft²

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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