



37 WHEELLEYS ROAD

EDGBASTON, BIRMINGHAM B15 2LF

Robert Powell
RESIDENTIAL SALES & LETTINGS



37 WHEELLEYS ROAD

£695,000

EDGBASTON

An extended six bedroom detached house situated in a highly sought-after area, close to Five Ways station and only a mile and a half from Birmingham City Centre.

Situation

The property is situated in the exclusive suburb of Edgbaston and is ideally located for access to Birmingham City Centre which lies around a mile and a half to the north. Five Ways railway station is less than half a mile away for direct access to Birmingham New Street station. Local grocery shopping is available approximately 150m away at Templefield Square where there is a Co-Op convenience store, and there is a large Morrisons supermarket at nearby Five Ways island.

Description

37 Wheelleys Road is a substantial detached house, built in the late 1970's and subsequently significantly extended on two storeys to the side, turning it from a three bedroomed house into the six bedroomed house it is today. The property is well cared for but would benefit from some general modernisation in parts, presenting an excellent opportunity for a buyer to stamp their own mark and create a fantastic modern family home.

The house benefits from modern uPVC double glazing throughout and has accommodation over two storeys totalling an impressive 2,440 sq ft (227 sq m).

The entrance hall has a useful under stairs storage cupboard, and a cloakroom WC. There are two front reception rooms; the living room with a door linking to the kitchen, and the sitting room which has a door into the dining room. The dining room has a serving hatch to the kitchen and sliding glass doors opening into a large rear conservatory.

The kitchen is rear facing and is extensively fitted with wood-fronted base and wall mounted units as well as a breakfast bar. There is a Rangemaster cooker with two ovens, a grill, and 5 ring gas hob, integrated microwave, integrated washing machine, integrated dishwasher.

The six bedrooms are all on the first floor and include five comfortable double rooms and a single room/study. The bedrooms are served by two house bathrooms and a shower room.

Outside

To the front of the property is a good-sized driveway providing ample parking. There is a large integral garage to the left hand side with electric up and over door. The rear portion of the garage has a stainless steel sink and fitted units for storage. The rear garden is a good size and has paved patio, lawn, and mature hedging to two sides.

General Information

Tenure: The property is understood to be Freehold however it is on the Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual management charge of approximately £70 is payable. The property is also situated on a shared drive for which there is a 6 monthly charge, which is currently £232.65.

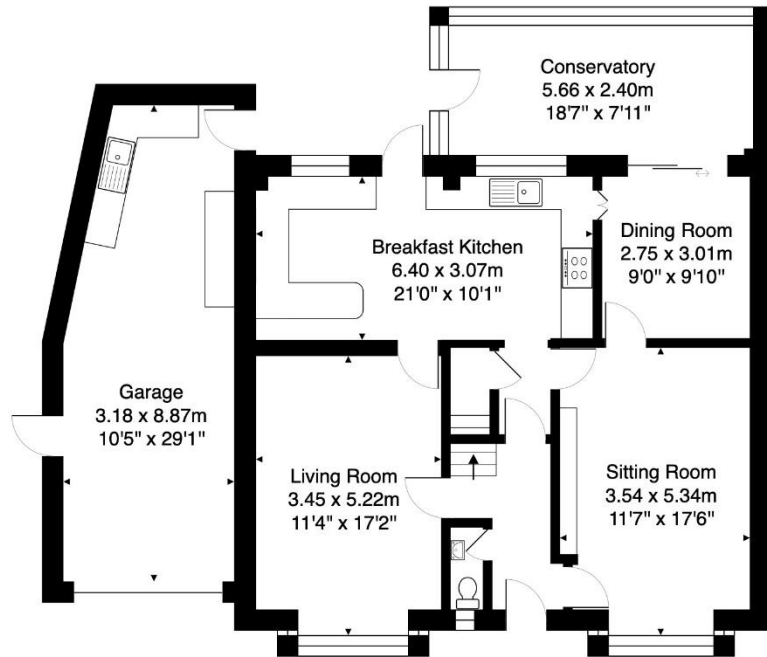
Council Tax: Band E

Published September 2026

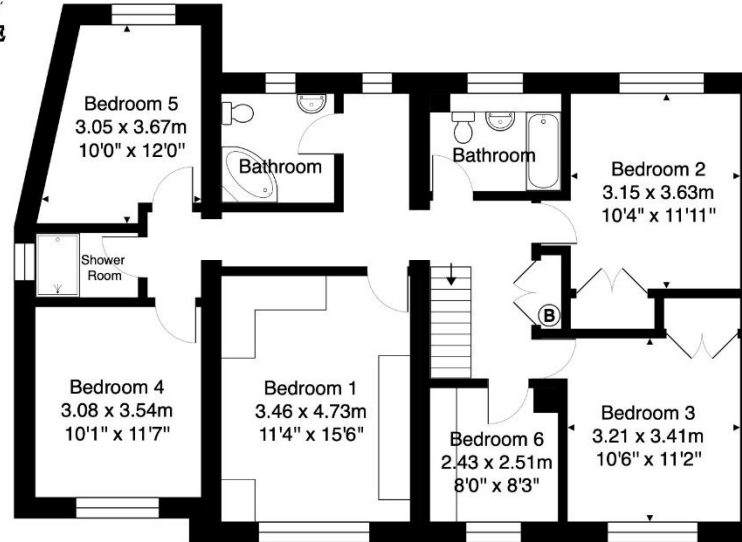


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 121.2 m² ... 1304 ft²



First Floor
Floor Area: 105.5 m² ... 1135 ft²



37 Wheellys Road, Edgbaston, Birmingham, B15 2LF.

Total Area: approximately 226.6 m² ... 2440 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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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