



47A CHARLOTTE ROAD
EDGBASTON, BIRMINGHAM B15 2NH

Robert  Powell
RESIDENTIAL SALES & LETTINGS



47A CHARLOTTE ROAD £650,000

EDGBASTON

A modern 5 bedrooomed semi-detached house situated in a prime location. No upward chain.

Situation

Charlotte Road is situated in the prime residential suburb of Edgbaston, being ideally located less than two miles to the south of Birmingham City Centre. Fiveways railway station is less than half a mile distant and provides easy access to the national rail network via Birmingham New Street Station which is just one stop down the line. The property is located within a few hundred yards of West House School, a highly regarded independent prep school for boys aged 4 to 11.

Description

47a Charlotte Road is a modern semi-detached house, built by Persimmon Homes in 2010. The property offers excellent family accommodation set over three floors and extending in all to approximately 1,917 sq ft (178 sq m).

The house is entered via a spacious reception hall which has two large storage cupboards and a cloakroom WC off. Living room has a box-bay window to the front and double doors leading into the kitchen.

The breakfast kitchen is an excellent size and has double doors opening to the rear terrace and a window overlooking the garden. The kitchen has recently been refitted with new base and wall units and includes an integrated dishwasher and an electric oven and four ring gas hob with extractor over.

On the first floor, the principal bedroom has a Juliet balcony to the front, separate dressing area with built-in wardrobes, and an en suite shower room with shower enclosure, wash basin and WC. Bedroom two is a good-sized double with rear facing window. Bedroom three is a generously sized single bedroom, also facing the rear. There is a family bathroom having panelled bath with shower over, wash basin and WC.

On the second floor are two spacious double bedrooms, one to the front and one to the rear. These bedrooms share a "Jack and Jill" en suite which has corner shower, wash basin and WC. There is a large fully-boarded loft with pull down ladder providing excellent storage space.

Outside

To the front is a lawned fore-garden and driveway which could accommodate three or four cars in tandem. The garage has been converted into a useable outbuilding, presently utilised as a gym but ideal as a home office, games room, or hobby room. To the rear the garden is laid mainly to lawn with a paved seating terrace immediately to the rear of the house.

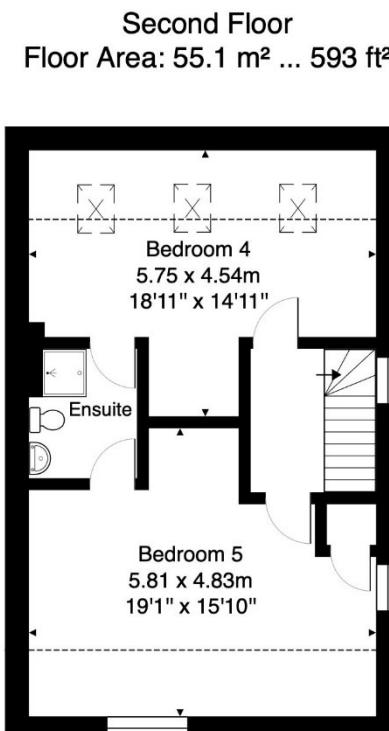
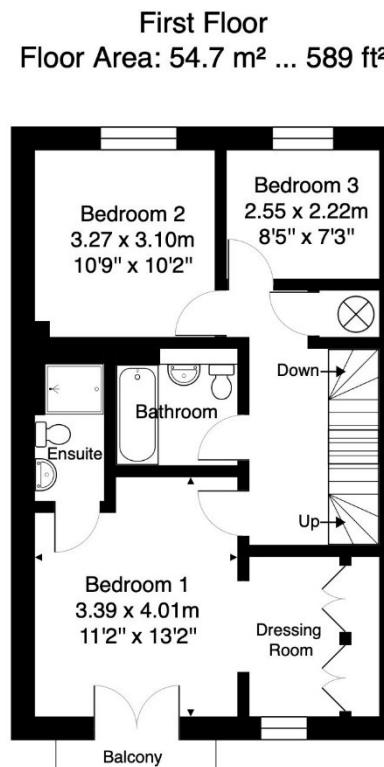
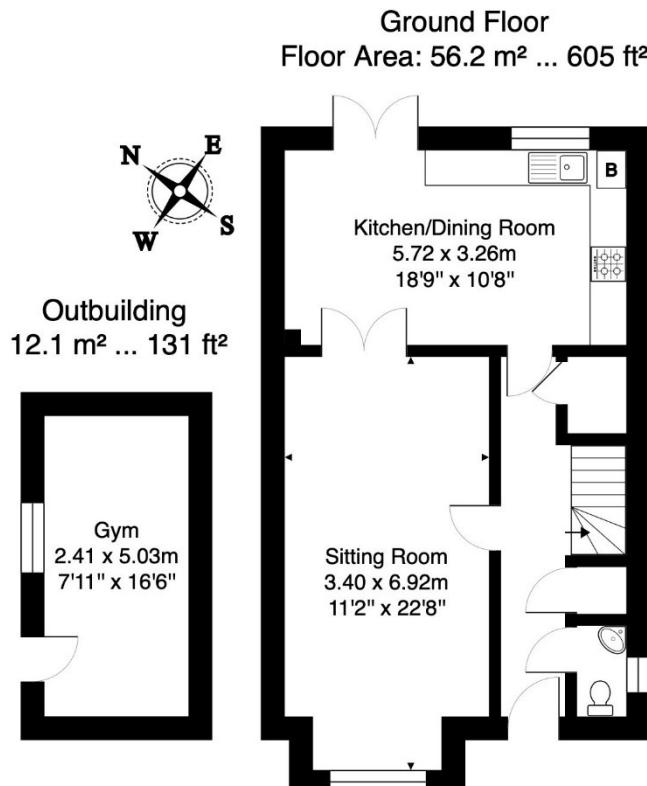
General Information

Tenure: The property is understood to be freehold.

Council Tax: Band E.



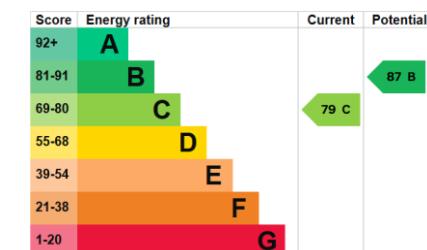
To view this property call Robert Powell on **0121 454 6930**



47a Charlotte Road, Edgbaston, Birmingham, B15 2NH.

Total Area: approximately 178.1 m² ... 1917 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information
Contact the agent for more details



7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale.

