



47A CHARLOTTE ROAD

EDGBASTON, BIRMINGHAM B15 2NH

Robert Powell
RESIDENTIAL SALES & LETTINGS



47A CHARLOTTE ROAD £650,000

EDGBASTON

A modern 5 bedroomed 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.

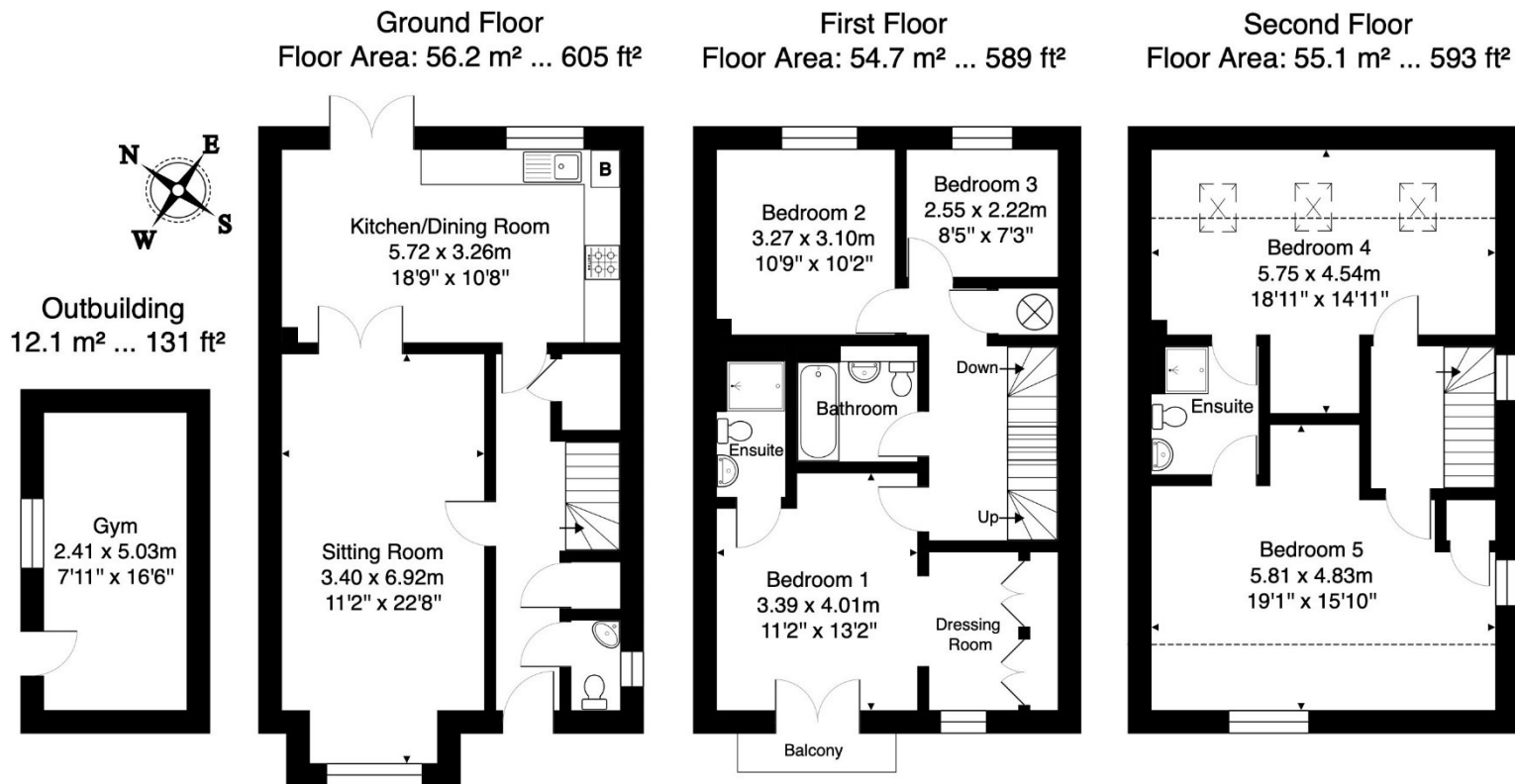
General Information

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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