



2 BIRCH HOLLOW
EDGBASTON, BIRMINGHAM B15 2QE

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,250,000

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A beautifully presented detached house in an exclusive cul de sac within a prime residential area. The extended accommodation measures approximately 3,350 sq ft (311 sq m) and includes three reception rooms as well as a sun room, breakfast kitchen, utility, five bedrooms (two en suite) and a family bathroom. Driveway and double garage, private wrap-around garden.

Situation

Birch Hollow is an exclusive private cul-de-sac located off Somerset Road less than 3 miles from central Birmingham. The house is ideally located within easy reach of Harborne High Street which is less than a mile away.

Schools: A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School is around 500m away, and Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles.

Medical Facilities: The Queen Elizabeth Hospital is just over half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston hospital is situated opposite the entrance to Birch Hollow and the Priory Hospital is within two miles. The Birmingham Children's Hospital and City Hospital are within three and four miles respectively.

Shopping: Nearby Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents.

Transport: For access to the motorway network, the property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Public transport by road and rail is also most





convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at University Railway station which is around a mile away and is two stops from Birmingham New Street Station.

Description

2 Birch Hollow is a modern detached house which has been greatly improved and extended by the present owners to create an ideal family home. The ground floor has been configured to create semi-open-plan living space, with the three reception rooms being cleverly inter-connected by way of a rear extension meaning that the house is also perfect for entertaining large numbers.

The accommodation extends in all to an impressive 3,350 sq ft (311 sq m), set over two storeys. The house is entered from the front drive via a uPVC front door leading into the large hallway which is open-plan to the main sitting room, immediately creating a feeling of abundant space. There is an open-tread staircase to the first floor, and a cloakroom WC.

The sitting room is 'L' shaped and being open off the hall feels particularly large. High quality wood "herringbone" flooring runs through from the hall, there is a wide picture window to the front, and to the rear of the room internal bi-folding doors open into the delightful sun room.

The sun room provides an additional seating area and also has wood herringbone flooring, as well as a large roof lantern and a further set of bi-folding doors opening to the garden. Glazed double doors lead into the adjacent reception room which is used as a second sitting room (also accessed from the hallway). A section of this room forms part of the rear extension and therefore has a dramatic glazed roof over which combine with the large rear facing window to flood the room with natural light.

A further set of glazed double doors link through to the third reception room; a spacious dining room with rear facing window and glazed double doors leading into the kitchen. A further door leads into the fully fitted utility room which has an external door to the side passage and garden.





The breakfast kitchen is extensively fitted with high quality wood fronted base and wall units with smart black granite work-surfaces. There is a Rangemaster Professional range cooker with 5 ring hob, double oven, and grill. There is an integrated dishwasher, an integrated freezer as well as space and plumbing for an American style fridge freezer.

On the first floor is a large landing with built-in airing cupboard and access hatch with pull-down ladder leading to one of the two large, boarded lofts. There are five good-sized bedrooms, the smallest of which has been fitted out as a home office/study. Of the remaining four bedrooms, all have fitted furniture and two have en suites. The largest of the bedrooms was formerly two rooms so is particularly spacious but could also easily be reconfigured and partitioned to create a sixth bedroom if needed. This room has a hatch and pull down ladder leading to the second large boarded loft. Completing the first floor accommodation is a family bathroom with bath, separate shower, WC, and wash basin.

Outside

To the front of the property is a wide brick-paved driveway providing off road parking for several cars. There is an integral double garage with electric up and over door and pedestrian door linking directly to the house via the kitchen.

To the rear is a good-sized private garden which wraps around the side of the house and includes a brick paved patio, large expanse of lawn, and deep borders with mature Laurel hedge providing excellent screening and privacy. We have measured the total plot to be just under a quarter of an acre.

General Information

Tenure: The property is understood to be Freehold however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. Birch Hollow is a private road and the cost of upkeep and maintenance is the joint responsibility of the properties on the road.

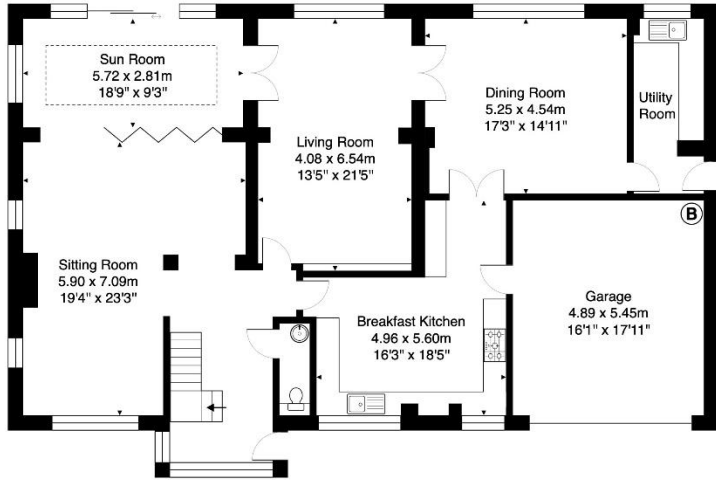
Council Tax: Band G.

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Ground Floor
Floor Area: 185.4 m² ... 1996 ft²



First Floor
Floor Area: 125.8 m² ... 1354 ft²



2 Birch Hollow, Edgbaston, Birmingham, B15 2QE.

Total Area: approximately 311.2 m² ... 3350 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		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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