



30 ELVETHAM ROAD
EDGBASTON, BIRMINGHAM, B15 2LZ

Robert Powell
RESIDENTIAL SALES & LETTINGS



30 ELVETHAM ROAD

£495,000

EDGBASTON

An excellent modern 3 bedroomed detached property, offering well-presented accommodation set over two floors, extending to some 1,271sq.ft. (118 sq. m.) and set in a popular and conveniently placed location within leafy Edgbaston.

Location

Elvetham Road is a highly sought after area located within the heart of Edgbaston, on the renowned Calthorpe Estate. The property is well placed for access to public transport links, local amenities, and convenience shopping within the nearby Templefields Square. The property is also conveniently located only some 2 miles from Birmingham City Centre, as well as being only around 1.5 miles from Harborne Village. Fiveways railway station is less than half a mile away for direct access to Birmingham New Street Station.

Description

30 Elvetham Road is a modern detached home which offers well presented accommodation extending to some 1,271 sq. ft (118 sq. m.) set over two floors. The property is entered via a part glazed front door, with stained glass inserts, set beneath a canopy front porch.

The **reception hall** has ceramic tiled flooring which continues through to the main reception room, an understairs cloakroom, and provides access off to both the kitchen and sitting/dining room.

The kitchen has an aspect to the front, tiled flooring, and is fitted with a range of base and wall mounted units, work surface areas with tiled splashbacks, and a single bowl single drainer stainless steel sink unit with mixer tap. There is an electric Hotpoint double oven and grill, De Dietrich induction hob with extractor fan over, integrated dishwasher, as well as an upright fridge/freezer and a washing machine.

The sitting/dining room with a feature modern gas stone effect fire with marble slips and timber

surround, and two sets of sliding double glazed patio doors lead through into the generous sized **rear conservatory**, with radiators access out onto the rear gardens via double glazed French doors.

From the reception hall a staircase leads up to the first floor landing, with a linen/airing cupboard and access hatch to the roof space. The main **bedroom 1** has a built in wardrobe and is served by an ensuite shower room with tiled floor, walk in tiled shower cubicle with folding glazed door, WC, wash hand basin in a vanity unit with a large mirror over, and a heated towel rail. There are a further **2 bedrooms**, both with fitted wardrobes, and a **family bathroom room** having a tiled floor, panelled bath with a shower over and glazed side shower screen, wash hand basin in a vanity unit with a mirror over, WC and a heated towel rail.

Outside

To the front of the house is a driveway providing parking for some 2/3 cars and also giving access to the integral **single garage**. Side access. To the rear of the property is the paved garden, fenced to three sides, and which enjoys a westerly aspect.

General Information

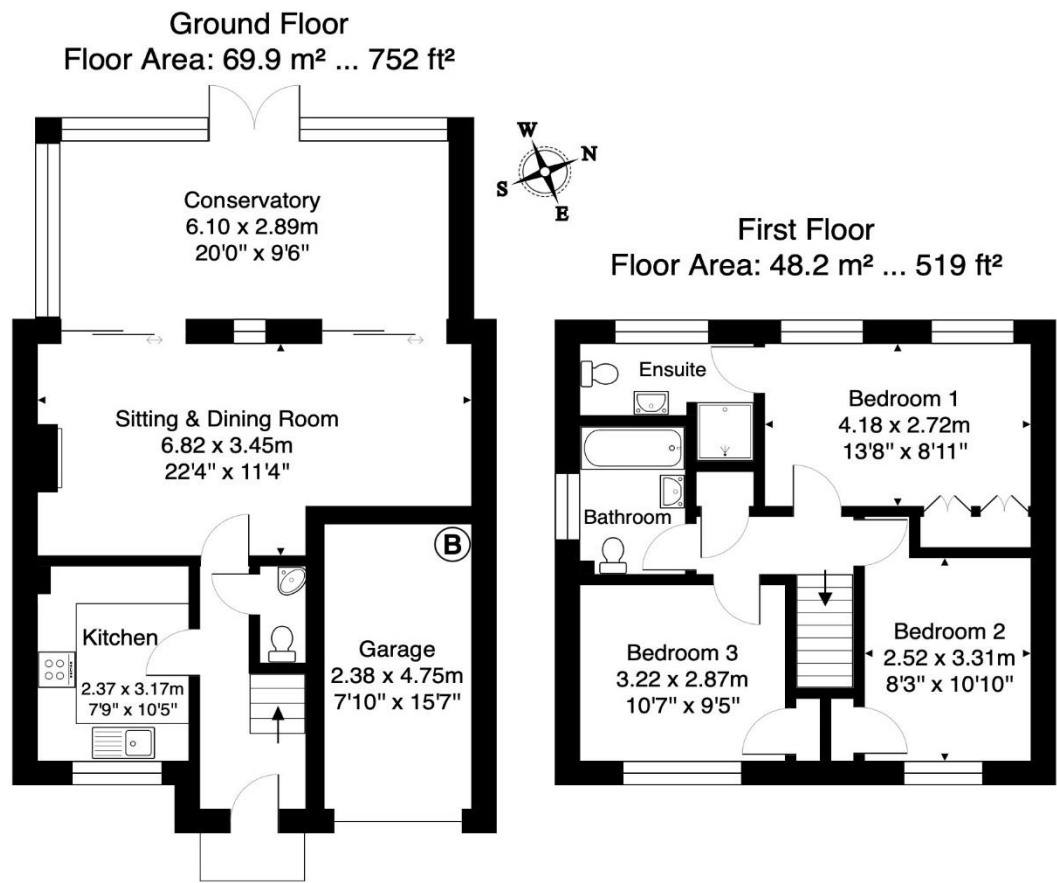
Tenure: The property is freehold. The property also forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management charge which is currently £64.76 annually.

Council Tax: Band E

Published February 2026



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



30 Elvetham Road, Edgbaston, Birmingham, B15 2LZ.

Total Area: approximately 118.1 m² ... 1271 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

