



**10 ST JAMES ROAD**  
EDGBASTON, BIRMINGHAM B15 1JP

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 10 ST JAMES ROAD

# £1,250,000

EDGBASTON

An elegant detached house, beautifully refurbished and occupying a delightful south facing plot in an ideal location. Two reception rooms, kitchen/diner, utility, master bedroom with en suite, three further bedrooms and a stylish bathroom.

### Situation

The property is situated in the prime residential suburb of Edgbaston and is ideally located just over a mile to the south of Birmingham City Centre. Fiveways railway station is around a quarter of 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.

### Description

10 St James Road is a most attractive 1930's detached house which has undergone a recent internal refurbishment, creating a stylish and comfortable environment in which to live. The accommodation totals around 2,344 sq ft (including garaging) set over two storeys and offering practical and well laid out family living space.

The property is entered via glazed double front doors into an enclosed porch with a glazed, arched inner front door leading into the spacious reception hall. There is a useful storage cupboard beneath the stairs and a stylish guest cloakroom WC.

The kitchen/diner has been refitted with attractive "grey ash" style base and wall mounted units and contrasting white marble effect Quartz work-surfaces, including a breakfast bar. There are integrated appliances including two Siemens electric ovens, microwave oven, wine fridge, and an Indesit dishwasher. There is a dining area to the front, off which is a useful pantry/store with glass door. The utility room is off the kitchen via an open doorway and has matching base and wall units, space for American style fridge freezer, space and plumbing for washing machine and tumble dryer. A door from the utility room leads to the front drive, and another door connects to the garage.

The dining room is adjacent to the kitchen and is an excellent size, capable of comfortably accommodating a table and chairs for 8 diners. There is a wide bay window to the rear and an interconnecting door to the living room. The living room is a lovely light room with window to the front and sliding patio doors to the rear. A smart media wall has been cleverly integrated into the design of the room which includes space for a wall mounted TV as well as a recess for

a sound bar, below which is a contemporary log-effect electric fire. There is a concealed cupboard to the side of the media wall, beside which is a "secret" door which connects to the dining room.

On the first floor is a central landing with two useful storage cupboards. There is an access hatch with pull down ladder up to a large loft area which has been plastered, decorated, and carpeted and which also has a rooftop to the rear.

The principal bedroom is a generously proportioned double room with window to the rear. Double doors lead into the smartly refitted en suite which has a large walk-in shower, twin wash basins set upon a tiled plinth, WC, chrome heated towel radiator.

Bedrooms two and three are also good-sized double rooms, both with windows overlooking the rear. Bedroom four is a comfortable single sized room with window to the front.

The family bathroom has also been beautifully refitted to a high specification, creating a real sense of style and luxury. There is a Lusso freestanding double-ended stone bath, large glazed shower enclosure, WC, wash basin, and two chrome ladder towel radiators.

### Outside

To the front of the house is a gated driveway providing secure off road parking for several cars. To the left hand side of the house is an attached garage with electric up and over door. To the rear is a most pleasant south-facing garden which includes a large paved patio and an expansive split-level lawn which is bordered by mature hedges, shrubs, and trees. The total plot has been measured at approximately 0.3 acre.

### General Information

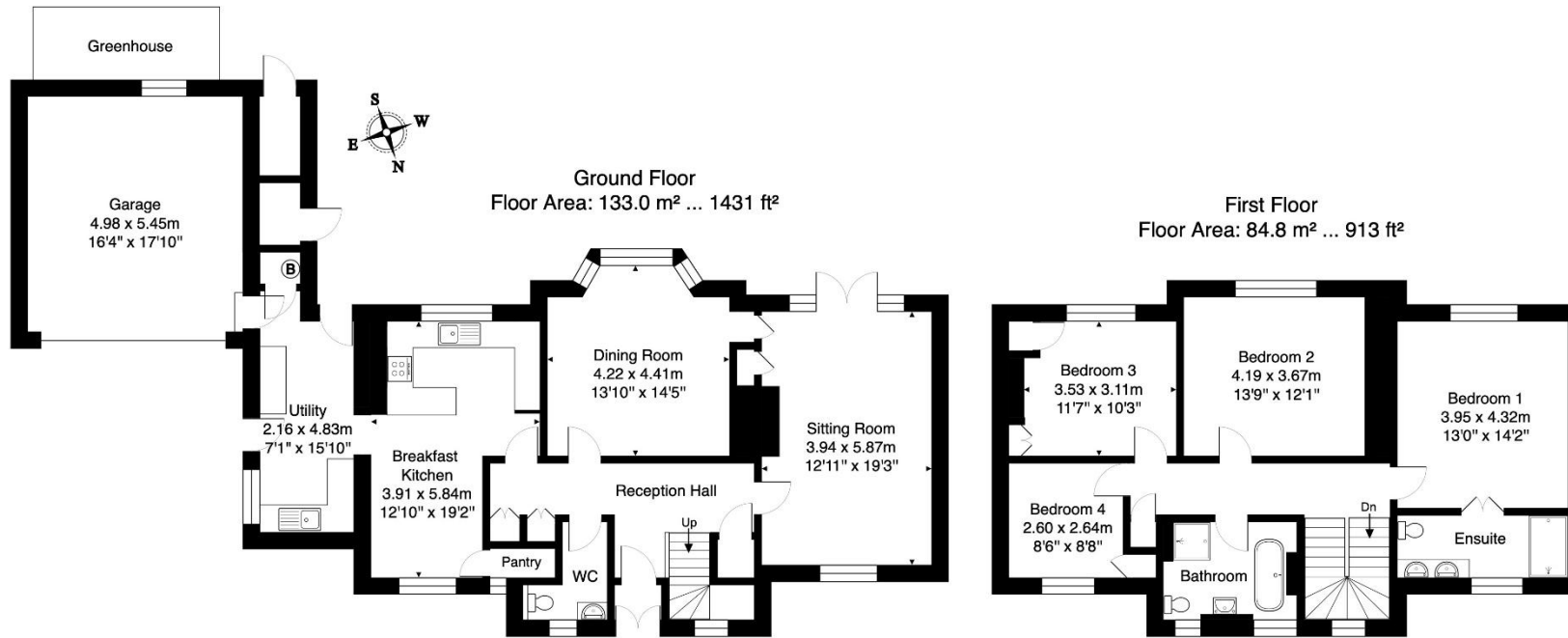
**Tenure:** The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £70 is payable.

**Council Tax:** Band F.





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



10 St James Road, Edgbaston, Birmingham, B15 1JP.

Total Area: approximately 217.8 m<sup>2</sup> ... 2344 ft<sup>2</sup> (Excluding Greenhouse)

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		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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