



26 AMPTON ROAD
EDGBASTON, BIRMINGHAM, B15 2UP

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£2,150,000

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An impressive detached house which extends in all to just under 6,000 sq ft (558 sq m) including 5 reception rooms, breakfast kitchen, utility, 8 bedrooms, 4 full bathrooms, 2 half bathrooms, large double garage, exceptionally wide in and out driveway, substantial rear gardens, total plot measuring just over half an acre.

Location

Ampton Road is a highly-regarded residential address situated in the exclusive and much sought-after area of Edgbaston. The prestigious Edgbaston Priory Club and Edgbaston Golf Club are within a few hundred meters, the Edgbaston Cricket Ground, Cannon Hill Park and the Midland Art Centre (MAC) are within a mile. Birmingham City Centre lies less than two miles away (several bus stops are within easy reach of the property) making this a highly convenient and desirable place to live.

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, 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 easy reach.

Medical Facilities: The Queen Elizabeth Hospital is approximately two miles away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within a mile and a mile and a half respectively, and the Birmingham Children's Hospital and City Hospital are both within three miles.

Shopping: Local shopping can be found at nearby Templefield Square where there is a Co-Op convenience store and Harborne's bustling High Street is just over 2 miles away. There is a large Morrisons Supermarket less than a mile away at Fiveways Island. Meanwhile, Birmingham City Centre offers a vast array of shopping including the famous Bullring shopping centre.





Transport: Public transport by road and rail is most convenient. The rail network can be joined at Fiveways station which is approximately half a mile away and is one stop from Birmingham New Street Station. Busses can be picked up around the corner on Arthur Road.

Description

26 Ampton Road is an Impeccably kept detached family home which offers exceptional accommodation over three storeys. The house was comprehensively redeveloped and extended in 2006 since which time it has been extremely well maintained. The house provides approximately 5,979 sq ft (556 sq m) of living space and garaging, making this one of the larger Edgbaston homes and ideal for a large family. In addition to the impressive size of the house is the exceptional width of the plot frontage which spans some 170 feet (52m).

The house is entered via double doors into an entrance porch, with a solid wood front door leading into an expansive reception hall with quality oak flooring. There is a guest cloakroom WC as well as useful storage cupboard beneath the stairs. There are five reception rooms including a spacious sitting room, superb dining room which is large enough to comfortably accommodate a table for 12 or more diners, two interconnecting rooms serving as an ideal entertaining space, and a private study with fitted furniture and built-in library.

The breakfast kitchen is situated to the rear with double doors opening out into the garden. There is an array of fitted base and wall mounted units with black granite work-surfaces, stainless steel sink with mixer tap, stainless steel range cooker with 5 ring gas hob and two electric ovens, integrated Bosch dishwasher, space for American style fridge freezer. An open archway off the kitchen leads into the utility room with further fitted units, Belfast style sink, space and plumbing for washing machine and tumble dryer. Off the utility room is a second ground floor WC, and a door leading into the garage.

On the first floor is an extremely spacious landing, off which the six double bedrooms (three of which are ensuite) and the family bathroom are found. The master bedroom has fitted wardrobes and drawers, as well as a walk-in dressing area with further fitted furniture surrounding a built in mirror with overhead spotlights. The dressing room leads through to a large en-suite with roll-top





bath, shower enclosure with multi-jet showers, twin wash basins, bidet, WC.

Bedroom two has extensive fitted furniture and an en-suite with shower over bath, WC and wash basin. Bedroom three also has fitted furniture and an en-suite with shower, WC and wash basin. Bedrooms four, five and six share the family bathroom which has bath, shower enclosure with multi-jet showers, WC, bidet and wash basin with surround vanity unit.

On the second floor are two further bedrooms, one of which is a double room, the other is a single sized bedroom which would make an ideal home office or could convert to a bathroom if required. Both bedrooms have access to substantial eaves storage cupboards.



Outside

To the front is an expansive in and out block-paved driveway which provides parking for multiple vehicles. There is a large integral double garage to the right hand side with electric up and over doors, a pedestrian door connecting to the house and a pedestrian door leading out to the garden. To the left hand side of the house, solid wood double gates open to a further area of hard-standing which could be used for additional secure parking if required.

To the rear is a private west facing garden which includes a very large block-paved terrace running the full width of the house and with a retaining wall and steps leading up to the substantial lawn. To the borders are mature shrubs and trees providing greenery and screening. We have measured the total plot to be in the order of 0.52 acre (0.21 ha).

General Information

Tenure: The property is understood to be freehold, however as it forms part of the Calthorpe Estate it is subject to the Estate's Scheme of Management, a copy of which is available on request.

Council Tax: Band G.





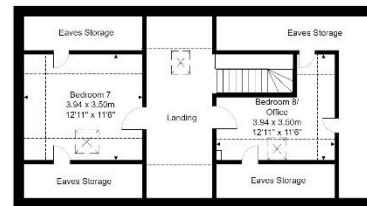
Ground Floor
Area: approx 285.7 m² ... 3075 ft²



First Floor
Area: approx 199.6 m² ... 2149 ft²



Second Floor
Area: approx 70.2 m² ... 756 ft²



Note - all Eaves Storage areas have got very limited head height.



26 Ampton Road in Edgbaston

Total Area: approx 555.5 m² ... 5979 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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