



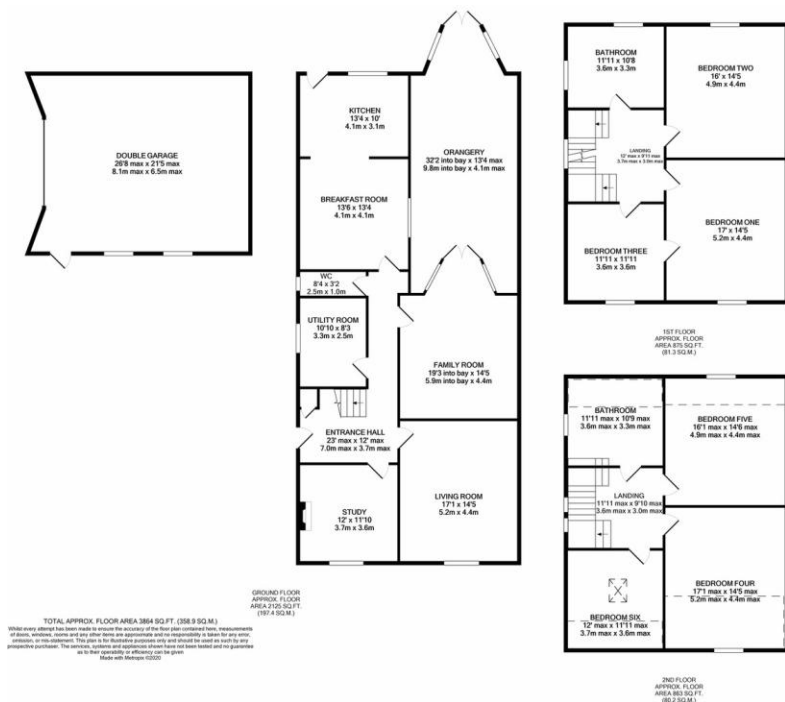
New Street Station and University / QE Hospital. Current tram line extensions mean there will be a short walk to a tram stop in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops, and Morrisons supermarket, with and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

SCHOOLS

Excellent primary, secondary and prep schools are very close by, with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby, complimenting the luxury boutiques and eateries in the expanding local Edgbaston Village. It is 20 minutes walk from the house to Symphony Hall, all the theatres, and two multiplex cinemas



Wheleys Road
Edgbaston, B15 2LN

- Six bedroom family home
- Semi detached town house
- Georgian era
- Double garage to rear

Asking Price Of £795,000

5 Chad Square
Hawthorne Road,
Edgbaston
Birmingham
West Midlands

www.jameslaurenceuk.com
edgbaston@jameslaurenceuk.com
0121 4565454

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





to garden.

GROUND FLOOR

Impressive welcoming hallway, with access to four multi use reception rooms and large orangery allowing lots of natural light, forming part of the extension. There is potential to improve current kitchen/breakfast room layout which could significantly enhance property, with WC and utility room offering hatch access to cellar.

FIRST FLOOR

Featuring well proportioned bedrooms, with layout including interconnecting first and third bedrooms ideal for nursery use, plus large family bathroom and city view from landing.

SECOND FLOOR

Three further spacious bedrooms, welcoming landing and second shower room.

OUTSIDE

A front garden and paved step approach is complimented to the rear with established garden, offering ample and maintainable leisure space plus access to double garage.

CELLAR

Accessed from utility room hatch, used historically for storage with lighting and heating.

AREA

Wheelleys Road leads from Bath Row/Islington Row on the cusp of Birmingham city. It is within the prestigious and much sought after Calthorpe Estate. Known for its elegant period houses and big trees. The canal runs very near by, an excellent route for joggers, and cycle route to the city or the University.

The property is close to Birmingham University and Queen Elizabeth hospital, particularly easy to commute to by train being round the corner from Five ways station - one stop each way to

Property Description

ACCOMMODATION

A spacious six bedroom semi detached family home in a leafy Edgbaston location on the doorstep of Birmingham city centre. This three storey Georgian property offers 3864 square feet of accommodation (plus cellar) whilst boasting period features befitting of its era, circa. 1830. Intricate details of beautiful stained glass windows, decorative coving, wrought iron fireplaces, sash windows and wooden window shutters, are complimented by high ceilings and the beauty buyers will appreciate of large spaces to add their own "stamp" to.

GARAGE

Electric operated rear garage, accessed via Yew Tree Road, with storage above and direct access

