



Floor Layout



Total approx. floor area 1,203 sq ft (112 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Ryland Road

Edgbaston

B15 2BW

Offers In Excess Of £500,000

- Three Double Bedrooms
- Victorian Era - Period Features
- High Specification Throughout
- Off Road Parking





Ryland Road,
Edgbaston, Birmingham, B15 2BW
Offers In Excess Of £500,000



Property Description

DESCRIPTION A spacious three-bedroom terraced family home in a leafy Edgbaston location on the doorstep of Birmingham City Centre. This Three-Storey Victorian property offers 1203 square feet of accommodation whilst boasting period features befitting of its era, circa. 1860. Intricate details, wrought iron fireplaces, sash windows are complimented by high ceilings and the beauty buyers will appreciate of large spaces that have been modernized to a very high standard inclusive of a log burner.

GROUND FLOOR ACCOMMODATION Impressive welcoming hallway showing the split levels of living leading through to a simply stunning living room with dual aspect display which allows floods of natural light to seep in this gorgeous home. The large living room offers a 'homely' touch with a warming log burner. Leading through into the gallery kitchen inclusive of fitted appliances and views across the mature rear garden.

BASEMENT/ CELLAR This spacious family home as the opportunity for the living space to be extended further, currently being used as a work shop, could be turned into a comfy and cosy home cinema room or designed to the new owners specification.

FIRST FLOOR ACCOMMODATION Featuring three double bedrooms split over two floors, this space offers privacy to the large master bedroom with en-suite shower room. This niche blend between the Victorian era features within this homely family home and modern twist blends seamlessly throughout. There is also further room to extend into the loft to allow further growth within this home to add a fourth bedroom.

AREA Ryland Road leads from Islington Row on the cusp of Birmingham city centre, within the prestigious leafy B15 postcode and the luxury of on road parking permit parking. The property is close to Queen Elizabeth hospital, particularly easy to commute to by train from nearby Five Ways train station-on the new Street line. Current tram line extensions mean there will be a short walk to a station in the not to distant future. The property is within easy reach of local amenities of nearby Temple Field Square shops 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 to and 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 Edgbaston Village.



To book a viewing
of this property:

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