



Floor Layout



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Wellington Road Edgbaston

B15 2ES

Asking Price Of **£1,050,000**

- Grade II Listed Detached Late Georgian / Early Victorian House
- 3595 Sq. Ft.
- Light & Spacious Reception Room
- Four Bedroom Family Home
- West-facing Landscaped Garden
- Prime Edgbaston Location



Wellington Road,
Edgbaston, Birmingham, B15 2ES
Asking Price Of £1,050,000

Property Description

DESCRIPTION A beautiful Grade II Listed detached late Georgian/Early Victorian family home in a highly desirable Edgbaston suburb. This four-storey house comprises four bedrooms with three bathrooms and four reception rooms with handsome architecture and character features throughout.

LOCATION Wellington Road is a highly sought-after address in the popular and leafy suburb of Edgbaston, ideally located for access to the City Centre which is just over two miles away via the nearby A38 Bristol Road. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred yards away, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

INTRODUCTION Wellington Road is an impressive late Georgian/early Victorian detached house with a handsome buttermilk stucco front elevation, two beautiful Tuscan columns to the side elevation and attractive sash windows throughout. The accommodation is principally laid out over four floors and extends in all to an impressive 3595 Sq. Ft. which has been thoughtfully designed for practical family life.

ON THE LOWER GROUND FLOOR The property is entered via an elegant, tiled reception hall, door beneath the stairs provides access to the useful storage, and a further door opens into the modern boot room/ utility with a further modern W.C. next to. Situated off to the right-hand side of the welcoming kitchen and further breakfast room is a fantastic sociable space forming one of the hubs of the house. The kitchen area is fitted with excellent quality base and wall mounted units and good quality work-surfaces. There is an abundance of storage with well thought out cupboards, quality appliances include a 6-ring gas hob with extractor over. A lovely outlook via original sash windows with original wooden shutters only enhances the living space. In addition to the further breakfast room provides flexible family living space.

ON THE GROUND FLOOR The ground-floor accommodation is centred around a fabulous landing, with the front room is used as a more formal sitting room with a lovely floor to ceiling sash windows, a critical door which opens to the front garden, original bi-fold wooden room dividers, carpeted flooring and two inviting marble hearths and



surrounds. To the rear is the spacious and comfortable dining room with carpeted flooring, splendid ornate marble fireplace with cast iron insert. A lovely outlook via a picture window to the rear garden. Further to the bespoke receptions rooms is a study a wooden sash window overlooking the rear aspect.

ON THE FIRST FLOOR Within the first-floor accommodation there are three excellent double bedrooms on the first floor and family bathroom are filled tiled to the wet area, walk-in-shower, and low flush W.C.. Complimenting the first-floor accommodation is a large and luxurious master bedroom with a private bathroom room with an over-sized shower enclosure.

ON THE SECOND FLOOR The second-floor accommodation is a large and luxurious bedroom with a private bathroom room and further a spacious reception room before.

OUTSIDE To the side of the house is a good-sized block paved driveway set behind cast iron gates.

The front & rear gardens are an excellent size and has a particularly large, paved patio immediately to the rear of the house providing an ideal entertaining space. Beyond the patio steps lead down to the large lawn with free-form borders either side which are well-stocked with flowering shrubs and plants and flanked by mature screening hedges to each boundary.

JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax /Domestic Rates: G
Asking price: £1,050,000
Tenure*: Freehold

Part B

Property type: House
Property construction: Purpose built
Number and types of room: Four-bedrooms
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: We recommend you complete your own investigation Available
Mobile signal/coverage: We recommend you complete your own investigation
Parking: Available



To book a viewing
of this property:

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