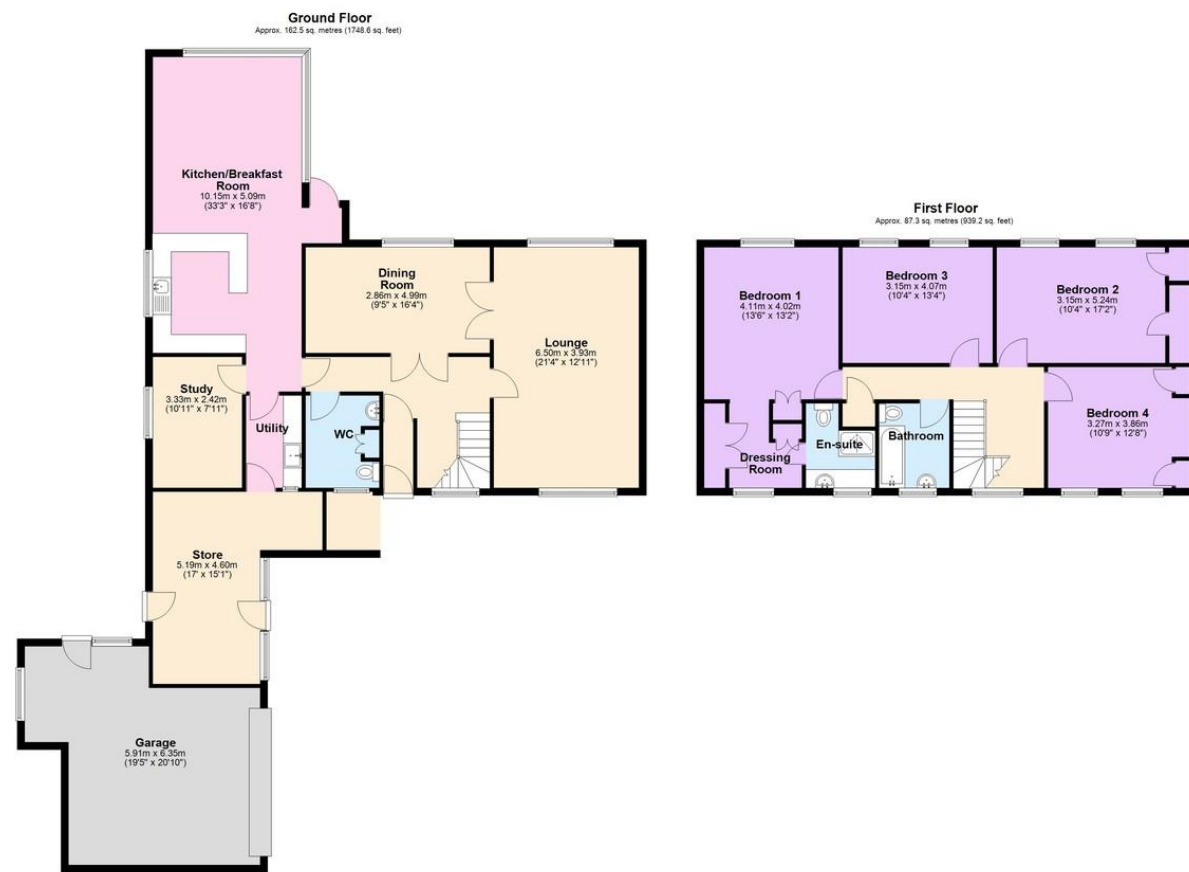




Floor Layout



Total area: approx. 249.7 sq. metres (2687.8 sq. feet)

Total approx. floor area 2,687 sq ft (250 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.



Arthur Road

Edgbaston

B15 2UN

Asking Price Of £1,300,000

- Work Required - Four-Bedroom Family Home
- Prime Edgbaston Location
- Total Plot To Be Approximately 0.51 Acre (0.21 HA)
- No Upward Chain





Arthur Road,  
Edgbaston, Birmingham, B15 2UN  
Asking Price Of £1,300,000



## Property Description

*EXCEPTIONAL OPPORTUNITY IN LEAFY EDGBASTON* Presenting a rare chance to acquire a prime half-acre plot in the desirable Edgbaston area. The existing house requires full refurbishment but offers exciting potential for demolition and rebuilding (subject to necessary approvals).

*LOCATION* Arthur Road is a prestigious residential address in Edgbaston, conveniently located just 2 miles from Birmingham City Centre. Fiveways railway station is only half a mile away, providing easy access to the Midlands rail network. The property is also close to several top private schools, including Hallfield, West House, Priory School, and Edgbaston High School for Girls, all within about half a mile.

*PROPERTY OVERVIEW* Arthur Road is a 1960s detached house in need of complete modernization, offering buyers a wealth of opportunities to redevelop according to their preferences. The property has significant potential for extension, and for those with larger visions, there is the possibility of demolition and rebuilding to maximize the spacious plot. Please note that any extensions or redevelopment would require planning consent and Calthorpe Estate approval; a 'subject to consents' sale will not be entertained.

The house currently offers approximately 2,777 sq ft (258 sq m) of accommodation spread across two levels. The entrance features an enclosed porch leading to a reception hall with an open-tread staircase to the upper floor. The dining room, located straight ahead, boasts glazed double doors that open to the garden. The expansive living room, with windows on both the front and rear, has interconnecting doors to the dining room.

The kitchen/breakfast room enjoys stunning elevated views of the garden through large picture windows. Adjacent to the kitchen, there's a study and a utility room that connects to a spacious store room.

On the first floor, you'll find four bedrooms, including a master suite with a dressing room and en suite bathroom. There's also a family bathroom, a small airing cupboard, and access to a large loft space.



### Outdoor Space

Set well back from the road, the front of the house features a generous driveway leading to a double garage. The rear of the property boasts a raised terrace with steps descending to a particularly large garden. Beneath the breakfast room is a workshop/store that includes a window overlooking the garden, housing a modern Worcester Bosch gas central heating boiler and a pressurized hot water cylinder.

A cluster of trees mid-garden conceals substantial additional land beyond, making the overall plot considerably larger than it initially appears. We have measured the total plot at approximately 0.51 acres (0.21 ha).

*JAMES LAURENCE ESTATE AGENTS Agents Note:* We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

*Fixtures and Fittings:* All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure:* Freehold

*Services:* All mains' services are connected to the property.

*Local Authority:* Birmingham City Council

*Council Tax Band:* G

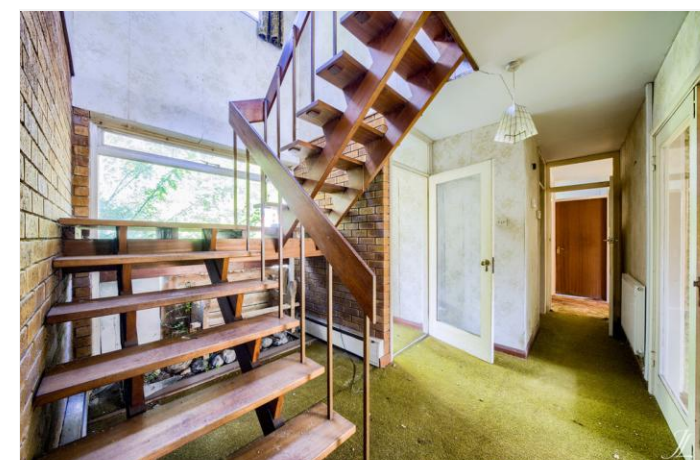
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of this property:

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