

39 YATELEY ROAD

EDGBASTON, BIRMINGHAM B15 3JP

Robert Powell

RESIDENTIAL SALES & LETTINGS

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£1,295,000

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An excellent detached 4/5 bedroomed family home, extending in all (including attic room) to some 3,385 sq. ft (314 sq.m.), whilst standing within private, mature gardens in a popular residential location on the renowned Calthorpe Estate, well placed for all local amenities in both Harborne and Edgbaston.

Situation

Yateley Road is a sought after residential road within Edgbaston and is ideally located for access to Birmingham City Centre which lies less than 3 miles away. Fiveways Railway Station is just over 1.5 miles distant and provides direct access to Birmingham's New Street Station which is one stop (4 minutes) down the line.

The property is also well placed for the amenities of nearby Harborne Village which is located only around half a mile away. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops, restaurants, bars and coffee shops.

Description

The property, which is believed to originally date from the early 1900's with more recent additions, offers attractive brick faced elevation set predominantly beneath a pitched tiled roof. The well laid out and well-proportioned family accommodation, is principally set over the two floors, and extends to some 2,921sq.ft.(272 sq.m.), in addition to a large, useful attic space of a further 464 sq. ft (43 sq. m).

39 Yateley Road is a fine family home, and whilst currently configured as a 4 bedroomed property, it would be easy to create a fifth bedroom if required on the first floor. In





addition, the large attic space ideally suited as a further children's bedroom/study/playroom, and which enjoys ample natural light throughout.

There is quality oak flooring to the reception hall and two principal receptions rooms, as well as solid wood floors to the master bedroom, en suite and attic room. More modern features include double glazing and recently installed gas central heating system (serving both the house and outdoor heated swimming pool).

On the Ground Floor
Stone steps lead up to the panelled front door, flanked by leaded windows with stained glass inserts, and through into the reception hall. There is a fine oak floor, high level display shelf and access off to a cloakroom, and also to the two main reception rooms.

The main sitting room has a triple aspect, exposed oak floor, a central white painted brick fireplace surround, and access out onto the rear gardens via double glazed French doors set within a large feature bay. The living room has a southerly aspect to the front via a bay window, Art Deco style timber fireplace surround with tiling inset and opens directly into the superb open plan dining room/kitchen. There is a tiled floor and two sets of French doors opening out onto the rear terrace and gardens from the dining area.

The kitchen area is fitted with a range of base and wall mounted cupboards, tiled floor, ample work surface areas, sink unit and appliances to include a gas four ring hob with extractor fan over, dishwasher, double oven/grill and separate microwave oven.

Off the kitchen is a rear hall, with part glazed door leading out to the secure side pathway, and access off to the double garage as well as the laundry/boiler room, housing an Ideal gas fired central heating boiler, in addition to the swimming pool pump/filtration system.









On the First Floor
Landing leads off to the generous size master bedroom suite with dressing area (and which could easily be sub divided to create a 5th bedroom if required), as well as the en suite bathroom with rolltop bath, WC, bidet and glazed shower cubicle. There are a further 3 bedrooms, an en suite bathroom to bedroom 2 and a main family bathroom on this floor.

On the Second Floor
Large attic room, with solid wood flooring, natural light provided by a central dormer window and Velux windows, additional useful storage within the eaves space, and ideally suited as a children's bedroom/playroom, or as an easily accessible spacious loft/storeroom.

Outside
The well screened driveway sweeps up to the fore of the property, providing parking for several cars and access to the double garage fronted by two separate remote controlled up and over doors. A secure side access leads around to the back of the property.

The well maintained and mature gardens are a particular feature of the property, with well planted beds and borders, low level stone walls and overall enjoy a most private aspect. Situated predominantly to the rear of the house, there is a lower level terrace with steps leading up to the middle section featuring the heated outdoor swimming pool. To the upper level is a further extensive seating terrace.

General Information
Tenure: The property is freehold. However, it also forms part of the Calthorpe Estate and therefore is subject to the Estate's Scheme of Management, a copy of which is available on request. A nominal annual charge is payable of approximately £70.00 per annum.
Council Tax: Band G.

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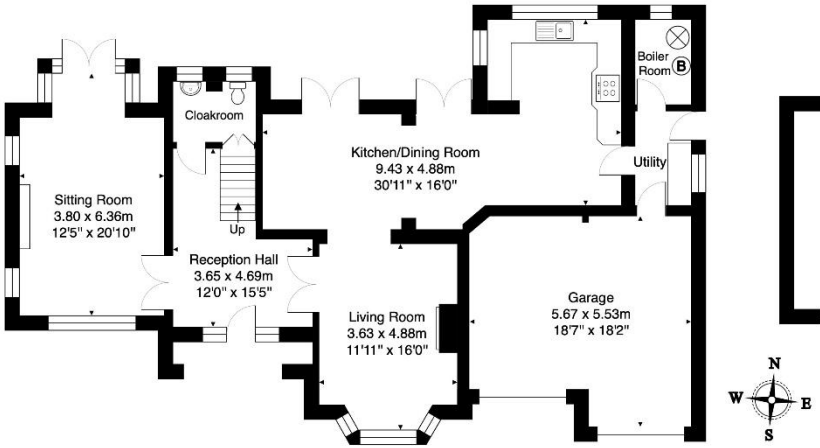
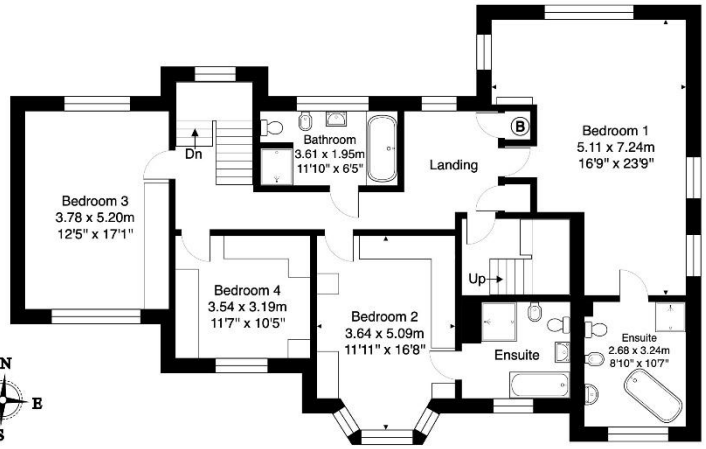
Ground Floor
Floor Area: 135.9 m² ... 1463 ft²



First Floor
Floor Area: 135.5 m² ... 1458 ft²





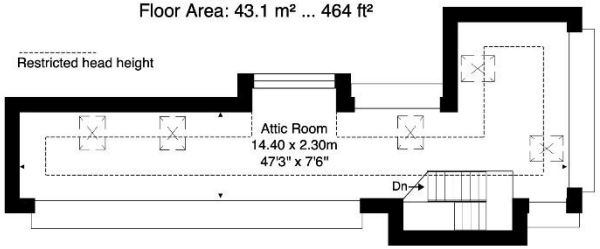


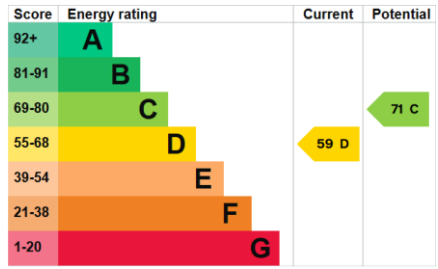
39 Yateley Road, Edgbaston, Birmingham, B15 3JP.

Main House Ground Floor: 135.90sqm [1,463sqft]
Main House First Floor: 135.50sqm [1,458sqft]
Main House Total: 271.40sqm [2,921sqft]
Attic Level: 43.10sqm [464sqft]
Ground Floor, First Floor & Attic Level: 314.50sqm [3,385sqft]

Disclaimer
All measurements and area figures are approximate only.
This plan is for display purposes only
Please verify all information provided

Attic Level
Floor Area: 43.1 m² ... 464 ft²





7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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