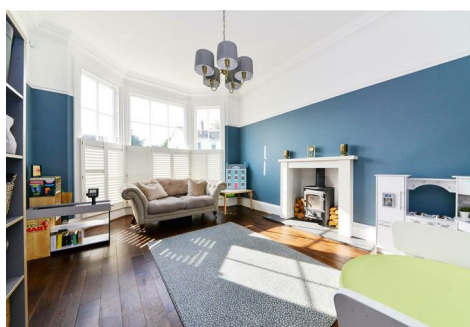




22 Wellington Road, Birmingham, B15 2EU

Asking Price £1,150,000

Hadleigh Estate Agents are delighted to offer this substantial and refurbished Grade II Listed property for sale. The detached double-fronted house offers handsome white stucco front elevation and attractive sash windows. The property underwent a comprehensive refurbishment several years ago, all overseen by renowned local interior designer, Suzanne Barnes Design Partnership. These works included a fabulous bespoke kitchen in 2013 and a more recent overhaul of the remainder of the house in 2019 including full redecoration, new flooring, new bathrooms, replacement rear windows and external doors, upgraded wiring/lighting and upgraded pressurised hot water system.

The accommodation is principally laid out over three floors with the added benefit of a cellar. In brief the property includes two reception rooms, modern kitchen diner, guest WC and boot room to the ground floor. The first floor offers three double bedrooms, two with en-suites and family bathroom, complete with laundry room. The second floor offers a further two double bedrooms and ample storage within the eaves. To the front of the property is a gated driveway and to the rear a substantial mature garden.

Location

Wellington Road is a highly sought-after road within the popular and leafy suburb of Edgbaston, ideally located for access to the City Centre. The Edgbaston Priory Club with its world renowned tennis is a short walk away, along with Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards Schools and Edgbaston High School for Girls are nearby making the location ideal for families.

Reception Hall



Elegant reception hall with through views to the garden via a part glazed door to the rear. A door beneath the stairs provides access to the useful cellar, and a further door opens into the modern cloakroom WC.

Cloak Room/ Boot Room



Sash window to front elevation with bespoke fitted shutter. Fitted cupboards and bench seats with storage underneath.

Sitting Room



Triple sash bay window with shutters, dark Oak flooring and a wood burning stove set on a slate hearth. Ceiling light point and original cornices.

Drawing Room



Dark wood effect Karndean flooring, an ornate marble fireplace with cast iron insert and coal effect gas fire. Glazed double doors provide access to the rear garden. Ceiling rose and light point.

Kitchen Diner



The kitchen area is fitted with excellent quality painted solid wood-fronted Shaker style base and wall mounted units and Corian work-surfaces. An abundance of storage with well thought out

cupboards, pan drawers and pull-out larder units. Quality appliances include Siemens electric oven and matching microwave oven, Siemens 5 ring gas hob with extractor over, Siemens integrated dishwasher, slimline wine fridge, Fisher & Paykel freestanding "French Door" fridge with ice and water door dispenser and freezer drawer beneath. The spacious dining area overlooks the rear garden via glazed double doors and wood-effect Karndean flooring running through. Complete with ceiling spotlights, ceiling rose and light point.

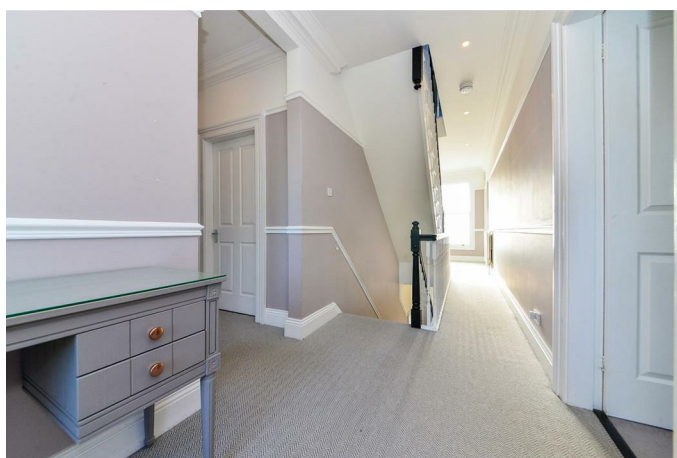
Guest WC

Beneficial guest WC with low level flush WC.

Cellar

Providing excellent storage along with the possibility of converting subject to the necessary planning.

Landing



Spacious landing with large sash windows to both front and rear aspects. The rear section of the landing is large enough to accommodate a study area.

Bedroom One



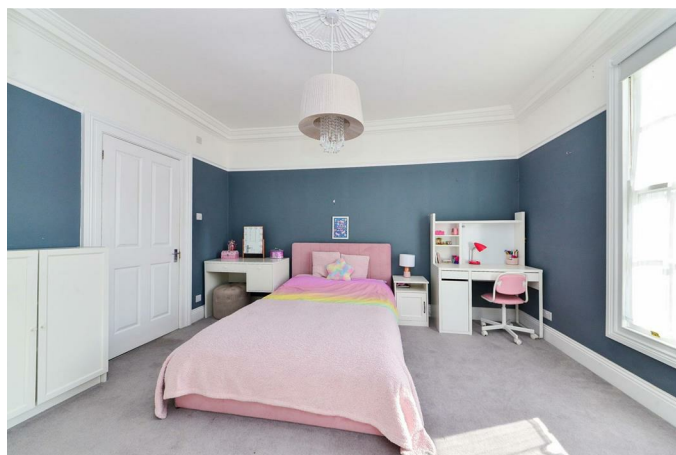
Large master bedroom boasting triple fronted bay window to front elevation. Further benefitting from en-suite shower room.

En-suite



Walk in mains shower, low level flush wall hung WC, hand wash basin and towel radiator.

Bedroom Two



Large double bedroom with sash window to front elevation, ceiling rose and light point along with access to en-suite shower room.

En-suite



Walk in mains shower, low level flush wall hung WC, hand wash basin and towel radiator.

Bedroom Three



Large double bedroom with sash windows to rear elevation, ceiling rose and light point. Further boasting additional dressing area with fitted wardrobes.

Bathroom



Luxurious family master bathroom room with twin wall-hung wash basins, wall-hung WC and an over-sized shower enclosure. Including original features, two towel radiators and ceiling light point.

Laundry Room

Convenient first floor laundry room with fitted storage space and plumbing for a washing machine and tumble dryer.

Landing



A further spacious landing, giving access to two further bedrooms. Windows to rear elevation and ceiling spotlights.

Bedroom Four



Large double bedroom currently fitted as a dressing room with open-fronted wardrobes and storage shelves as well as fitted drawers. Window to rear elevation, ceiling spotlights and eaves storage.

Bedroom Five

A further double bedroom with window to rear elevation and ample eaves storage, housing boiler.

Garden



To the front of the house is a good-sized brick paved driveway set behind electric gates and a low level wall with railings. There is a type 2 electric vehicle charger discreetly positioned within the side passage leading to the rear garden. The rear garden is 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. There is a timber shed to the far end of the garden.

General Information

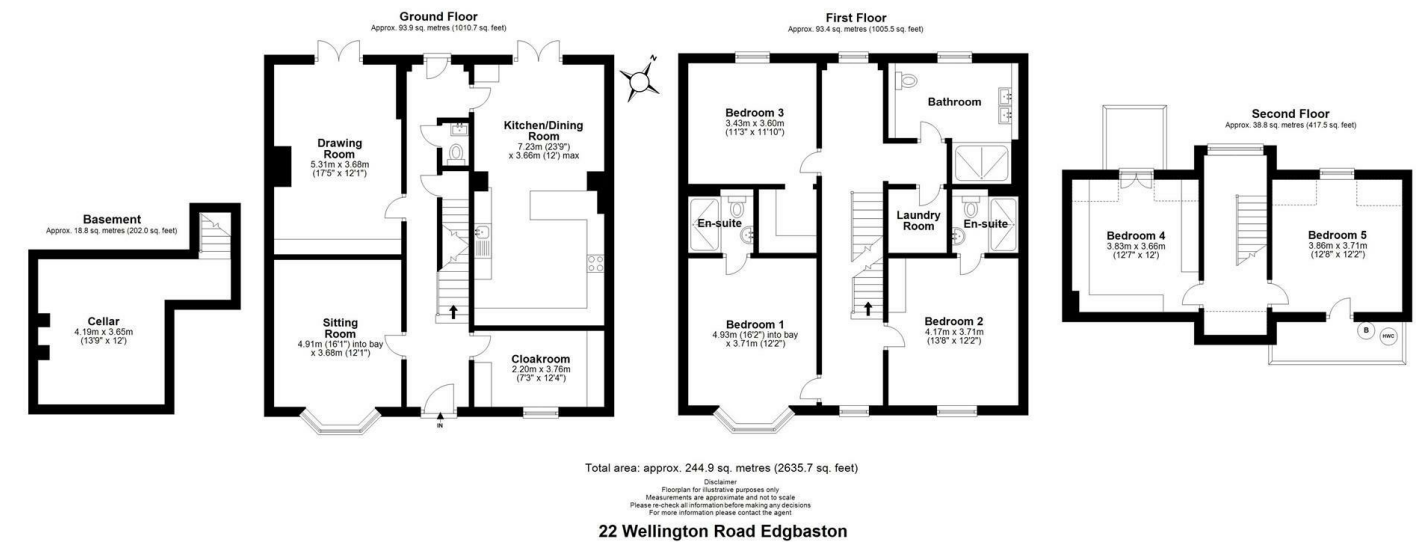
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

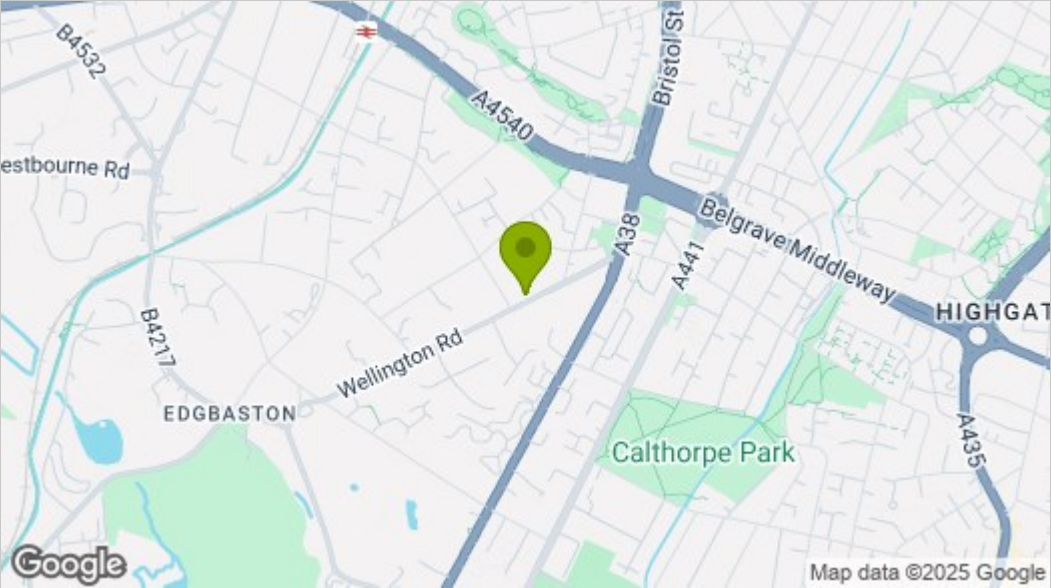
EPC - TBC

Council Tax Band - F

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

