

# HADLEIGH

PROPERTY . PERSONALLY



18 St. Marys Road, Birmingham, B17 0HA

**Asking Price £1,750,000**

Hadleigh Estate Agents are delighted to bring to market a substantial detached home for sale, on the ever popular St Mary's Road, Harborne. The property is offered with no upward chain and is conveniently located for easy access into Harborne High Street and boasting an impressive 0.7 acre plot.

The property has gone under refurbishment and extension work by the current owners, adding to the already sizeable footprint of the property. Boasting an impressive 'In and Out' driveway, being partially paved with York stone. A welcoming entrance hallway offers access to the guest WC, spacious lounge, dining room and study. Throughout the property has held onto original features, including sash windows, original flooring and coving. The rear extension has allowed for a spacious kitchen diner, perfect for family and socialising. The side of the property benefits from additional utility room, downstairs shower room and two reception rooms, allowing for the potential of converting into a self contained living space.

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 - C  
Council Tax Band - G

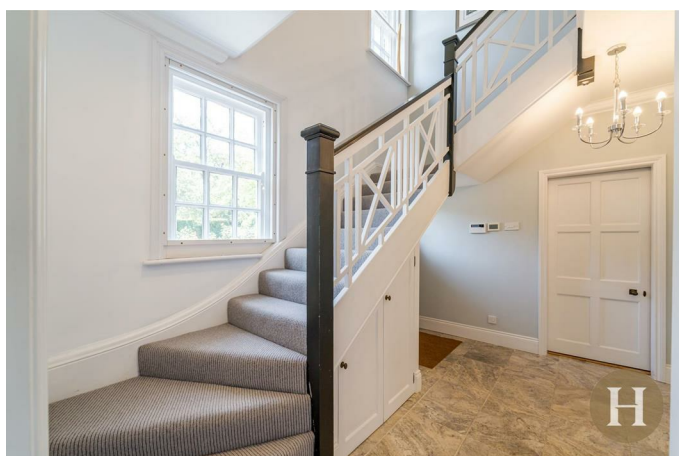
The first floor accommodation offers an impressive five spacious bedrooms. The master bedroom offers your own walk in wardrobe and master ensuite, whilst an additional bedroom adds a private WC. Off the spacious landing is a modern and high specification family bathroom. Further boasting pull down loft access with boarded loft. This home offers an impressive and sizeable plot with rear garden to match, with a large Mandarin stone patio area, extensive lawned garden and rear workshop.

### Location



St Mary's Road is within walking distance to Harborne High Street, offering an array of bars, shops and award winning restaurants including Harborne Kitchen and Tropea. Excellent transport links are on offer into Birmingham City centre and nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Golf Club and the world renowned Edgbaston Priory and Tennis Club. Local schools include the outstanding Harborne Primary and Blue Coat school.

### Entrance Hallway



Spacious and welcoming entrance hallway, boasting original wood front door and solid tiled flooring. Further benefitting from understairs storage, secondary glazed window to front elevation

understairs storage, central heating radiator and ceiling light points.

### Lounge



The lounge boasts a working log burner, sat within a marble fireplace and slate hearth. Original Parquet flooring throughout the room, and original sash bay window to the rear elevation. Two central heating radiators, ceiling rose and light point.

### Dining Room



Spacious dining room with English Oak flooring, an additional log burning stove and original glazed sash window to the rear elevation. The bay window offers ample space for additional seating area. Central heating radiator and ceiling light point.

## W.C



Large guest cloakroom, with low level flush WC and marble top vanity unit. Central heating radiator, ceiling spotlights and secondary glazed window to front elevation. The WC, allows for the potential of gaining internal access through to the garage.

## Study



Beneficial multi purpose room currently being used as a study, offering English Oak flooring, two central heating radiators and sash window to front elevation. Ceiling light point and wall lights.

## Play room



An additional multi purpose room, ideal for those with small families to use as a play room. Two sash

windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

## Kitchen Diner



Being the main focal point of the property, the kitchen diner was lovingly extended by the current owners. Boasting breakfast island with undercounter storage and electrics. Rangemaster Professional+ oven and induction hob, with integrated extractor. Fishers and Paykel fridge freezer and dishwasher. Double bowl Belfast sink, granite worktops and ample fitted base and wall units. Boasting an impressive roof lantern, allowing light to flood the room, dual aspect French doors and window to rear elevation. Tiled flooring runs throughout and ceiling spotlights.

## Snug



Open plan style with the kitchen diner, carpeted flooring, tall central heating radiator and ceiling spotlights.

## Utility



Separate utility room with a range of base and wall units offering ample storage space. Plumbing for appliances including washing machine and tumble dryer, with hidden extractor. Granite worktop, Belfast sink and partially glazed internal doors leading through to the kitchen and hallway.

## Hallway

Giving additional entry access, solid tiled flooring, window to front elevation and ceiling light points. Internal access through to shower room, play room and storage cupboard housing boiler and heating system.

## Shower Room

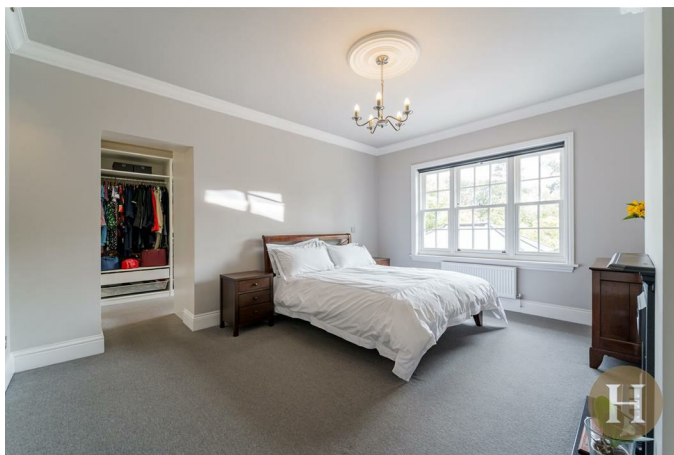


Low level flush WC, hand wash basin and sash window to front elevation. Medicine cabinet with integrated shaving point, 'Pebble Effect' walk in mains shower, central heating radiator and ceiling spotlights.

## Landing

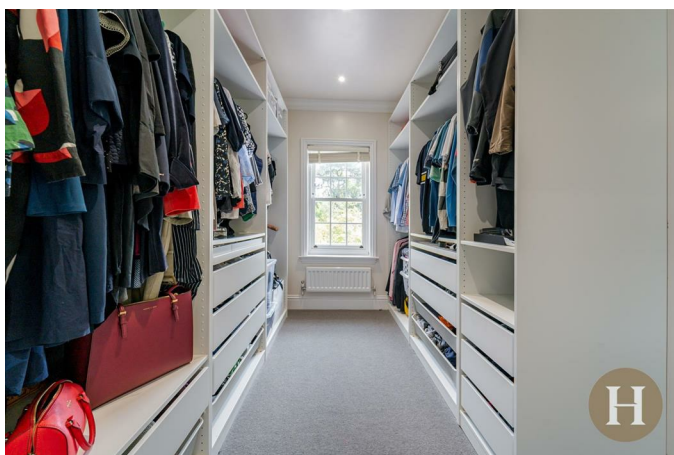
Open style wood bannister, secondary glazed window to front elevation and French Oak flooring. Giving access to the pull down loft benefitting from being boarded.

## Master Bedroom



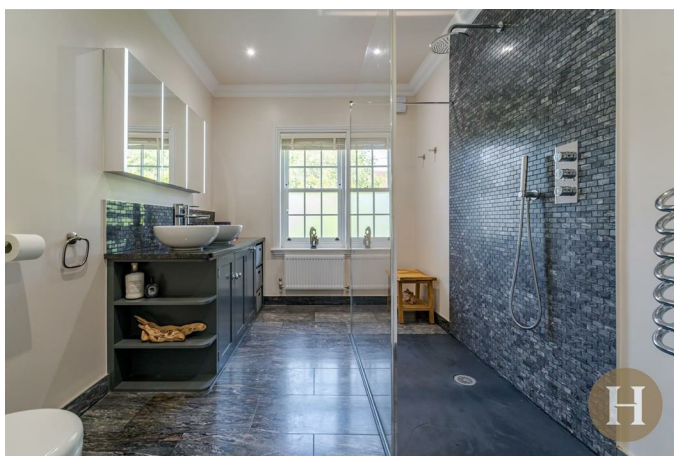
Large master bedroom with original style feature fireplace, carpeted flooring and central heating radiator. Sash window to rear elevation, ceiling rose and light point, along with wall mounted light fitting.

## Wardrobe



Fitted PAX walk in wardrobe, including electrics for potential lighting. Sash window to rear elevation, central heating radiator and ceiling spotlights.

## Bathroom



Large master bathroom with 'His and Hers' vanity unit, including granite worktop. Light up medicine cabinet including integrated shaving point. Open ended walk in mains shower, partially tiled walls and

tiled flooring. Low level flush WC, partially obscure glazed sash window to front elevation, central heating radiator, a further towel radiator and ceiling spotlights.

### Bedroom 2



Spacious bedroom offering private WC. Sash window to front elevation, ceiling rose and light point. Central heating radiator and carpeted flooring.

### W.C



Low level flush WC, vanity unit and mirror with integrated shaving point. Tiled flooring, central heating radiator, ceiling light point and partially obscure glazed sash window.

### Bedroom 3



Boasting an additional large bedroom with sash window to rear elevation and secondary glazed window to the side elevation. Carpeted flooring, central heating radiator and ceiling light point.

### Bedroom 4



Spacious bedroom boasting built in wardrobes and feature fireplace. Ceiling rose and light point, wall mounted light fitting, central heating radiator and sash window to rear elevation.

### Bedroom 5



Double bedroom with dual aspect secondary glazed windows. Carpeted flooring, ceiling light point and central heating radiator.

## Bathroom



Modern family bathroom boasting an impressive freestanding stone Lusso bath and walk in mains shower. Tiled flooring and partially tiled walls, obscure glazed sash window to front elevation. Touch sensitive and colour changing mirror and vanity unit including integrated toothbrush charger.

## Garage

Large garage with period style sliding doors. Electrics and lighting.

## Garden

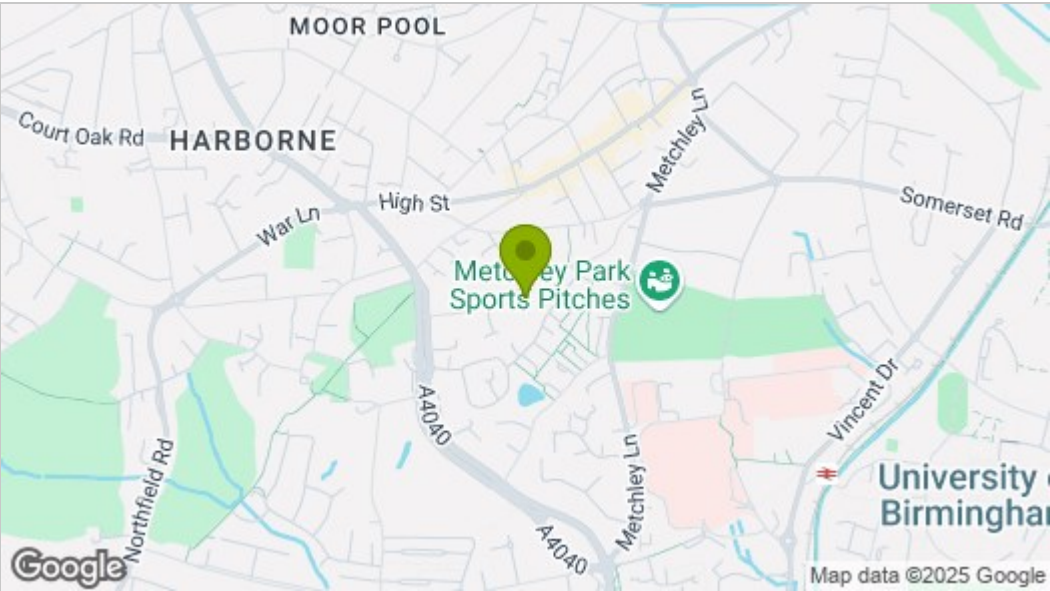


Substantial and private rear garden, covering approx 0.7 acre and boasting an impressive Mandarin stone patio area. Being one of the largest gardens on the road and further enclosing large workshop with electrics and lighting. Predominantly laid to lawn, with mature shrubs and trees and an additional seating area with wooden style gazebo and fire pit.

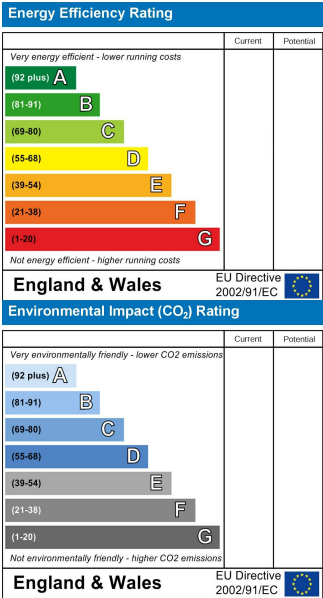
Floor Plan



Area Map



Energy Efficiency Graph



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