



## 20 St Johns Road, Birmingham, B17 9LD

**£950,000**

Hadleigh Estate Agents are delighted to offer this stunning double fronted property for sale. Situated on St Johns Road the property boasts Italian Style interiors and benefits from state of the art installations. Offering underfloor heating, three car lower ground garage and ample living accommodation.

The property is set back in an elevated position on a corner plot with return frontage to Clarence Road and lies beyond a neatly laid fore garden. The accommodation is spaciouly proportioned throughout and is in immaculate decorative order. Inside briefly comprises; entrance hallway, with staircase descending to the lower ground floor, housing both both bedroom five, storage room come wine cellar and cinema room. On the ground floor, there is the sitting room, lounge, spacious kitchen and dining room. An additional staircase leads down to the utility room and internal garage access. To the first floor, there is access to the master bedroom with en suite, second bedroom and family bathroom. On the second floor, there are two further bedrooms and a shower room. Outside there is a patio area and lawn. Electric garage doors provide ample parking.

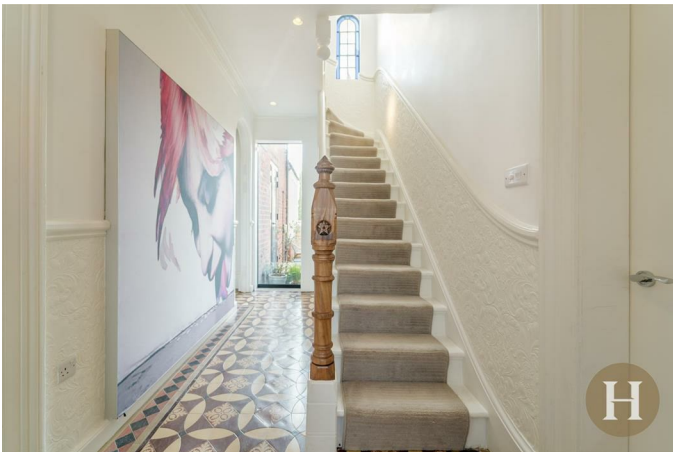
### Location

St Johns Road is within prime Harborne location, being within walking distance to the high street allows easy access to an abundance of cafés, restaurants and bars as well as Waitrose supermarket, Marks & Spencer and Sainsbury's. There is schooling for children of all ages locally, to include; The Blue Coat School, Harborne Primary and Edgbaston High School for Girls. From the high street, public transport links are excellent with access directly into the City Centre, University of Birmingham and QE Medical complex. Furthermore Harborne has great recreational facilities on it's doorstep with Harborne Pool and Leisure Centre at the top of the high street, EALTS club, Harborne Golf Course and Birmingham Botanical Gardens.

### Vestibule Porch

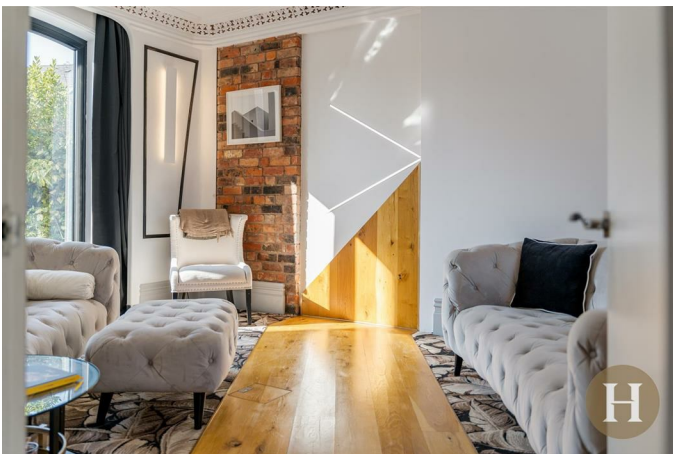
Partially glazed wooden porch door leading to enclosed porch area and partially glazed front door.

### Entrance Hall



Spacious and welcoming hallway benefitting from Minton tiled flooring, stairs to first floor accommodation, window to rear elevation and stairs leading to lower ground.

### Lounge



Benefitting from dual aspect glazing, with window to front elevation and bespoke fitted shutters along with patio doors leading to the rear garden. Ornate

ceiling coving, LED wall lighting, part carpet and part wooden flooring.

### Sitting Room



Double glazed window to front elevation with bespoke shutters, feature gas fireplace, LED wall lights, ceiling light points and ornate archway leading into kitchen. The room offers carpeted flooring and glazed window looking down to the lower level.

### Kitchen



Individually designed kitchen with a range of floating cabinetry, commercial grade stainless steel centre peninsula island with integrated sink. Further induction hob and single gas hob with extractor over, integrated appliances including dishwasher and waste disposal, polished concrete floor throughout with underfloor heating and ceiling spotlights.

### Dining Room

Open plan style dining area with windows to the rear and side elevation, ceiling light point and stairs leading to lower ground level.

## Cinema Room



Being set underneath the sitting room, with glazed window within the ceiling, carpeted flooring, wall lights and TV point.

## Bedroom Five



Fantastic multipurpose room, currently being used as an additional double bedroom. Wall and ceiling Led lighting, carpeted flooring. Further benefitting from en suite shower room.

### En suite

Wet room style bathroom with low level flush WC, hand wash basin and mains shower. Partially tiled walls and LED lighting.

## Storage Room

Offering ample storage, making for an ideal wine cellar.

## Landing

Stairs rising from ground floor accommodation to first floor landing, wooden flooring, wall lights, ornate lincrusta and ceiling plasterwork and arched window to the front elevation, complete with shutters.

## Master Bedroom



Double glazed window to front elevation with bespoke shutters, wall lights, ceiling light points, feature fireplace, wooden flooring, bespoke cabinetry and access into en suite

### En suite

Having low level flush WC, hand wash basin, mains shower and tiled flooring.

## Bedroom Two



Having dual aspect windows to front and rear elevation with bespoke shutters, shelving, wooden flooring, ceiling spotlights and wall lights.

## House Bathroom



Double glazed window to side elevation, bespoke cabinetry to include vanity unit with wash hand basin and mirror, freestanding roll top bathtub, walk in shower with glazed screen. Low level wc, ceiling light point, and wall lights.

## Second Floor Landing

Wooden flooring, ceiling light point, open banister and window to rear elevation.

## Bedroom Three

Ceiling skylight and two windows to the side elevation. Wooden flooring, ceiling light point and storage.

## Bedroom Four



Allowing ample natural light to flood the room with two sky lights and additional window to the rear elevation. Wooden flooring, fitted wardrobes and ceiling light point.

## Shower Room

Open style opaque glazed shower room. Benefitting from low level flush WC, vanity unit and mains shower. Port hole window to the front elevation and ceiling spotlights.

## Utility Room



Spacious utility room boasting ample fitted storage cupboards, plumbing for utilities and double stainless steel sink. Low level flush WC, tiled flooring and ceiling spotlights.

## Garage



Exceptionally large space with bespoke cabinetry, electric car charging point, up and over doors, skylight and wall lights.

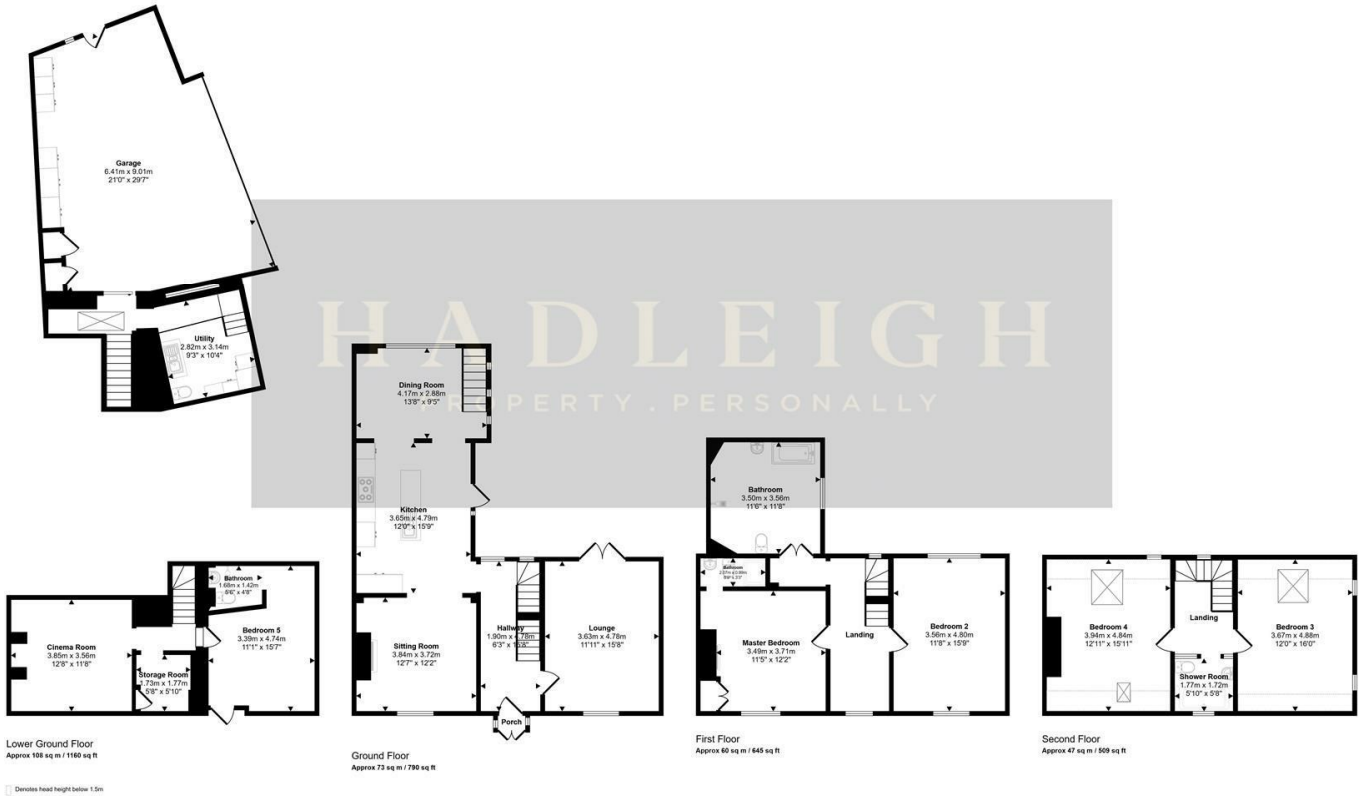
## Garden



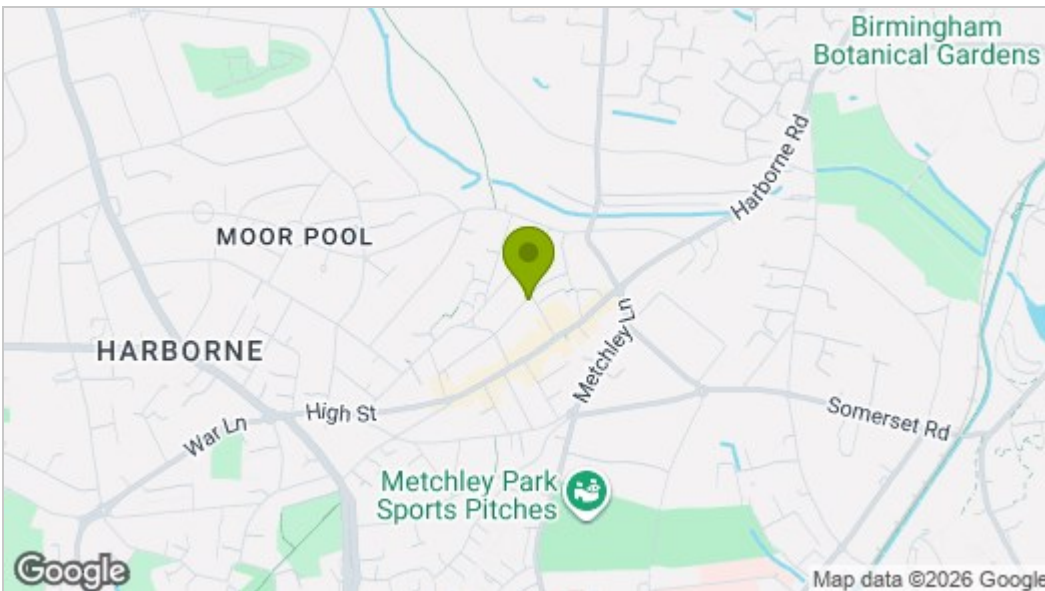
Spacious and private garden, having blue brick courtyard, raised terraced area and further lawned garden.

# Floor Plan

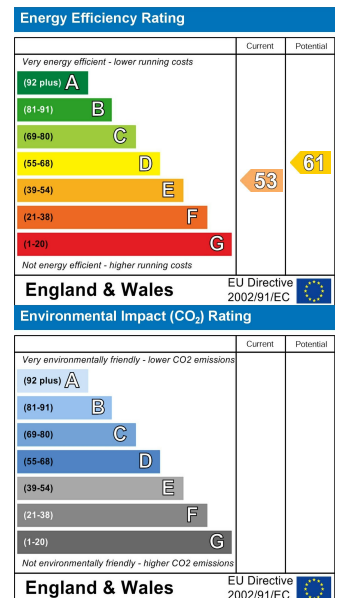
Approx Gross Internal Area  
288 sq m / 3104 sq ft



# Area Map



# Energy Efficiency Graph



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