



13 Barnsley Road, Birmingham, West Midlands, B17 8EB
Asking price £625,000

MCHUGO
HOMES



A superb Seven bedroom semi detached family home within a much sought after B17 postcode. The property boasts accommodation over 2400 square feet plus double garage to the rear, including three reception rooms, breakfast kitchen, three bath/shower rooms and beautiful character features.

PROPERTY

McHugo Homes are proud to present this superb Seven bedroom semi detached family home within Barnsley Road, a much sought after B17 postcode and within the prestigious Calthorpe Estate. The property boasts accommodation over 2400 square feet including three reception rooms of living room, front facing dining/sitting room and multi purpose family room, breakfast kitchen, three bath/shower rooms situated over three storeys. In addition there is the security of a double garage to the rear accessed by communal electric gates, a luxury only afforded to this side of the Barnsley Road, located at the end of the picturesque rear garden.

Beautiful character features are a theme throughout, from the intricate ornate fireplaces to the stunning tall sash windows and high ceilings offering the epitome of spacious living and befitting of its era at the start of the 20th Century.

These give the property real charm and personality.

Further features include gas central heating and part double glazing and buyers will be keen to hear of a very recent decoration programme plus the replacement of a new roof in 2021.

AREA

Barnsley Road is conveniently located off Hagley Road (A456) in what is a highly desirable B17 postcode.

The property offers excellent proximity to amenities of Edgbaston, Bearwood and Harborne with a plethora of independent and quality restaurants such as in the nearby Harborne High street and Edgbaston Village, whilst offering arterial road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

City and Queen Elizabeth Hospitals are a short commute, as the upcoming Metropolitan ("super") Hospital will be, whilst benefitting in accessing nearby University of Birmingham.

Outstanding rated primary and secondary schools are close to hand including Lordswood Girls High school and St Pauls Girls school, Shireland primary, George Dixon Academy, as are a plethora of prestigious private schooling options within Edgbaston.

Recreational provisions such as Edgbaston reservoir are within walking distance, plus Lightwoods and Cannon Hill Parks are ideal for young families and that Sunday stroll or bike ride. Leisure facilities of Harborne Pool & Fitness centre, Edgbaston Priory and both Harborne and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, whilst exclusive Mailbox and Bull Ring shopping boutiques are close to hand in the city nearby.

ENTRANCE HALLWAY

Quarry tiling, front facing windows, under stairs storage, concealed fuse board, two ceiling light points, decorative ceiling rose and coving, two radiators, power points, carpeted stairs to first floor, garden access and doors lead to:

LIVING ROOM

Three wooden framed sash windows with garden aspect, dark wooden flooring, wrought iron fireplace with wooden mantle surround, ceiling coving and rose with coving, radiator.

DINING/SITTING ROOM

Front facing bay with wooden framed sash windows, wooden flooring, power points, fireplace with wooden mantle surround, ceiling light point with decorative rose surround and coving.

BREAKFAST KITCHEN

Range of wall and base mounted units, roll worktop surfaces, one and half bowl sink with mixer tap above, appliances of 'Kenwood' dishwasher, five ring range with extractor hood above, plumbing for washing machine, partly tiled, power points, radiator, ten recessed ceiling down lighters with lighting within wall storage, wooden framed windows with garden aspect and double French doors offering garden patio access, door to family room.

FAMILY ROOM

Currently used as home gym, double glazed sash window and further window, storage, door to kitchen, power points, radiator, ceiling light point with four spot tracker.

WC

Window with front aspect, radiator, low level WC, 'Worcester' combination boiler concealed within storage, wash hand basin, ceiling light point.

FIRST FLOOR LANDING

Carpeted, wooden framed sash window with rear garden aspect, two ceiling light points, radiator, doors to:







BEDROOM ONE

Stunning garden aspect with three large wooden framed sash windows, carpeted, power points, telephone point, two radiators.

BEDROOM TWO

Front facing wooden framed sash windows, ceiling light point, radiator, carpeted, radiator.

BEDROOM THREE

Two garden facing wooden framed sash windows, carpeted, radiator, ceiling light point.

BEDROOM FOUR

Currently used as a dressing room with laminate flooring, wooden framed front facing sash window, radiator, power points, ceiling light point.

BATHROOM

Part clad walls, obscure glazed window, traditional matching suite of pedestal sink, low level WC and freestanding roll top bath, radiator, ceiling light point, storage.

SHOWER ROOM

Shower cubicle, low level WC, corner wash hand basin, obscure glazed window, heated towel rail, ceiling light point, fully tiled.

SECOND FLOOR LANDING

Carpeted, ceiling light point and skylight, radiator, doors to:

BEDROOM FIVE

Fitted wardrobes, double glazed window with rear aspect, carpeted, radiator, feature wrought iron fireplace, ceiling light point, power points.

BEDROOM SIX

Front facing double glazed window, carpeted, ceiling light point, radiator, feature wrought iron fireplace.

BEDROOM SEVEN

Ceiling skylight, eaves storage, fitted wardrobe, power points, ceiling light point, radiator.

BATHROOM

Eaves storage, ceiling skylight, currently stripped and flexible for refitting.

KITCHENETTE/UTILITY

Multi purpose utility or second kitchen ideal for co habiting families, currently housing sink and storage units, ceiling light point, power points, radiator.

GARDEN

Picturesque and well maintained including wooden decking and shale patio area, predominantly laid to lawn, pathway to rear double garage, established trees and shrubbery, with flower beds to borders and fencing to boundaries. A look back at the house offers a beautiful and unique rear façade.

DOUBLE GARAGE

Up and over doors one of which is electrically fob operated, ceiling strip light and power supply. Accessed via communal Barnsley Road gated entrance.

Tenure: Freehold

Council Tax Band: E



