



9 Barnsley Road, Birmingham, West Midlands, B17 8EB

Asking price £575,000

**MCHUGO**  
HOMES



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A charming and spacious Six bedroom semi detached family home, inspired by the Arts & Crafts movement. Over 2300 square in accommodation, the property boasts Two reception rooms, separate kitchen, Two bathrooms and is situated over three storeys, and comes complete with garage to the rear and further car port.

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## PROPERTY

Welcome to this fabulously charming and spacious Six bedroom semi detached family home, inspired by the Arts & Crafts movement in the Edwardian era, and situated in a popular B17 location, and within the prestigious Calthorpe Estate.

The property boasts accommodation of over 2300 square feet, including two large reception rooms, breakfast kitchen, two bath rooms situated plus downstairs WC, In addition there is the security of a garage and useful car port 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 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. These give the property real charm and personality.

Further features include gas central heating and part double glazing, useful luxuries such as pantry and second floor kitchenette, whilst buyers will be keen to know that further sympathetic upgrades could enhance the property significantly.

## 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 to nearby M5 junction and 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.

## APPROACH

Steps to front door, tree lined border, side gate to rear garden.

## ENTRANCE HALLWAY

Herringbone quarry tiling, two ceiling light points, two radiators, wooden framed window with front aspect, under stairs storage housing alarm panel, doors to:

## LIVING ROOM

Rear facing wooden framed sash windows, power points, two radiators, beautiful wood burning stove with mantle surround, exposed wooden floorboards, ceiling coving and light point,

## DINING ROOM

Front facing wooden framed sash windows, wrought iron fireplace with traditional tiling surround and hearth with wooden mantle, two radiators, power points, exposed wooden floor boarding, two ceiling light points and coving.

## BREAKFAST KITCHEN

Range of wall and base mounted units, roll work top surfaces, stainless steel bowl sink with draining areas and mixer tap above, plumbing for washing machine, tiling to splash back areas, power points, integrated appliances of four ring gas hob, 'Stoves' extractor hood, 'Hisense' oven, radiator, rear facing wooden framed windows, double glazed side facing window, part laminate flooring, ceiling light point and four recessed down lighters, door to pantry housing 'Worcester' boiler, power points and obscure side facing window.



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#### **WC**

Low level WC, pedestal sink, wooden framed window, flush light, herringbone quarry tiled flooring.

#### **FIRST FLOOR LANDING**

Wooden stairs, rear facing wooden framed sash window, ceiling light point, radiator, stairs to second floor and doors to

#### **BEDROOM ONE**

Rear facing wooden framed sash window, fitted wardrobe, wrought iron feature fireplace, power points, exposed wooden floorboards, two ceiling light points, radiator.

#### **BEDROOM TWO**

Front facing, carpeted, feature wrought iron fireplace, power points, radiator, front facing wooden framed sash windows, two ceiling light points, wardrobe.

#### **BEDROOM THREE**

Rear facing wooden framed sash window, radiator, wash hand basin, feature wrought iron fireplace, wardrobe, power points, ceiling light point.

#### **BEDROOM FOUR**

Front facing wooden framed sash window, radiator, wrought iron feature fireplace, ceiling light point, power points.

#### **FAMILY BATHROOM**

Suite of pedestal sink, and bath with shower fittings, storage cupboard, wooden framed side facing sash window, two recessed ceiling down lighters.

#### **SEPARATE WC**

Low level WC, sash window with side aspect, ceiling light point.

#### **SECOND FLOOR LANDING**

'Velux' ceiling skylight above stairs, ceiling light point, internal windows, access to:

#### **BEDROOM FIVE**

Double glazed rear facing window, feature wrought iron fireplace, power points, radiator, exposed wooden floorboard, ceiling light point,

#### **BEDROOM SIX**

Front facing double glazed window, eaves storage access, ceiling light point, feature wrought iron fireplace, power points, radiator, carpeted.

#### **KITCHENETTE**

Base mounted units, roll top surfaces and stainless steel sink, eaves storage, loft access, ceiling light point, 'Velux' skylight, power points, light point, opening into inner hall and storage housing water cylinder and door to:

#### **BATHROOM**

Bath, low level WC, floating wash hand basin, tiled to splash back areas, 'Velux' ceiling skylight, eaves storage.

#### **REAR GARDEN**

A generous size garden, predominantly laid to lawn, flower beds and mature shrubbery to borders, paved patio area, outbuilding with lighting, side and rear gates.

#### **GARAGE AND CAR PORT**

Single garage hosts up and over garage door, whilst car port offers double doors, all accessed via rear communal (fob activated) gated access.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

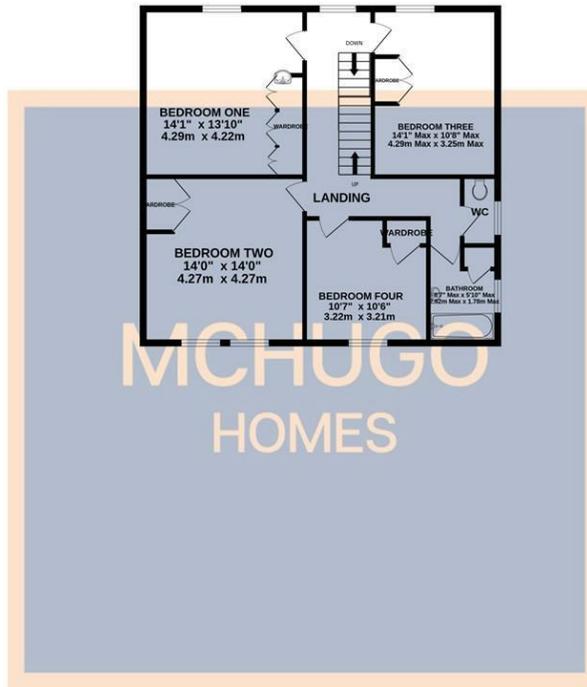
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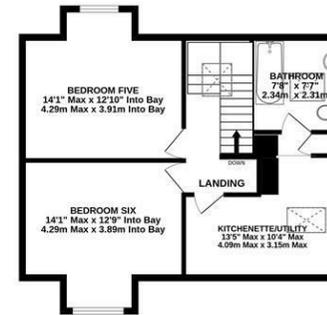
GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



2ND FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



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TOTAL FLOOR AREA: 2323sq.ft. (215.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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