



22 Barnsley Road, Birmingham, West Midlands, B17 8ED

Asking price £435,000

MCHUGO
HOMES



A delightful and spacious four bedroom semi detached family home in a prominent B17 location. Inspired by the "Arts & Crafts" movement, this tastefully presented property offers double bedrooms, two reception rooms, large breakfast kitchen, two bath/shower rooms and a generous rear garden. Internal viewing highly recommended.

PROPERTY

McHugo Homes are delighted to present this delightful four bedroom semi detached family home in a prominent B17 location.

Inspired by the "Arts & Crafts" movement, this tastefully presented property exudes charm and character, such as tall ceilings, beautiful façade and intricate detailing befitting of its era, with spacious accommodation of over 1850 square feet.

Situated over three storeys this includes front facing sitting/family room, further living reception room, a large breakfast kitchen with welcoming entrance hallway and downstairs WC on the ground floor, whilst the first floor hosts a split level landing, three double bedrooms and family bathroom, leading to second floor which includes a spacious double bedroom and shower room. Further features include gas central heating and fresh double glazing (where specified) plus the useful outbuilding consisting of garden store "outside" WC and ample storage.

A generous garden is a popular feature for young families, who will be keen to learn that parking to the front is on street.

Internal viewing highly recommended.

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

Paved approach, set back from road, side gate to rear garden and front door into:

ENTRANCE HALLWAY

Inner stained glass glazed door, fuse board, tiled floor, ceiling light point, radiator, doors to:

LIVING ROOM

Double glazed windows with French doors in bay leading to garden, log burning stove, ceiling light point, laminate flooring, power points, radiator, ceiling coving.





SITTING/FAMILY ROOM

Double glazed bay canted bay window, gas fire with wooden mantle, ceiling coving and light point, radiator, power points, carpeted.

WC

Low level WC, floating wash hand basin, radiator, obscure glazed window.

BREAKFAST KITCHEN

Range of wall and base mounted units, roll work top surfaces, inset sink with mixer tap above, two double glazed windows, integrated appliances of 'Bosch' dishwasher and 'Hotpoint' washing machine, 'Worcester' boiler, eight recessed ceiling down lighters, freestanding "Leisure" cooker with four ring gas hob, tiled floor, power points, door to:

OUTBUILDING/STORE

Garden store and storage, pitched ceiling, outside WC, access to garden.

FIRST FLOOR LANDING

Split level, carpeted, power points, radiator, one ceiling light point and stained glass ceiling lightwell, doors to:

BEDROOM ONE

Front facing double glazed windows, laminate flooring, fitted wardrobes, feature wrought iron fireplace with mantle above, two ceiling and one wall light point, radiator, power points.

BEDROOM TWO

Rear facing double glazed window, inbuilt storage/wardrobe, feature fireplace with wooden mantle, ceiling light point, radiator, laminate flooring, power points.

BEDROOM FOUR

Rear facing double glazed window, carpeted, power points, ceiling light point, radiator.

FAMILY BATHROOM

Obscure double glazed windows, matching suite of bath with shower fittings above, sink within vanity unit, low level WC., tiling to splash back areas, ceiling light point, radiator,

SECOND FLOOR LANDING

Ceiling light point, carpeted, ceiling skylight, doors to:

BEDROOM THREE

Pitched ceiling, double glazed dormer window with front aspect, radiator, power points, carpeted, eaves storage, feature fireplace with storage and loft hatch behind.

SHOWER ROOM

Shower cubicle with rain shower head and handheld hose, 'Heritage' sanitaryware of sink within vanity unit, low level WC, radiator, ceiling and wall light point, eaves storage.

REAR GARDEN

Predominantly laid to lawn, paved patio, side gate offering front access, rear gate access, mature shrubbery and trees to borders, fencing to boundaries.

TENURE: FREEHOLD

COUNCIL TAX BANDING: E

EPC: D

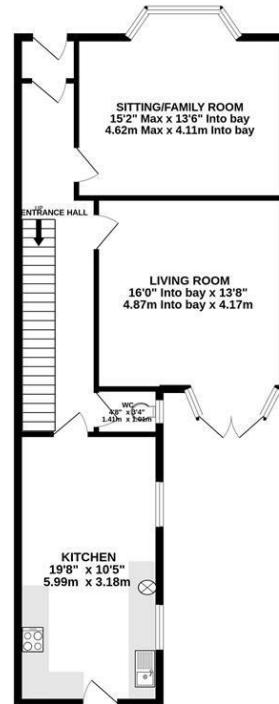
Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

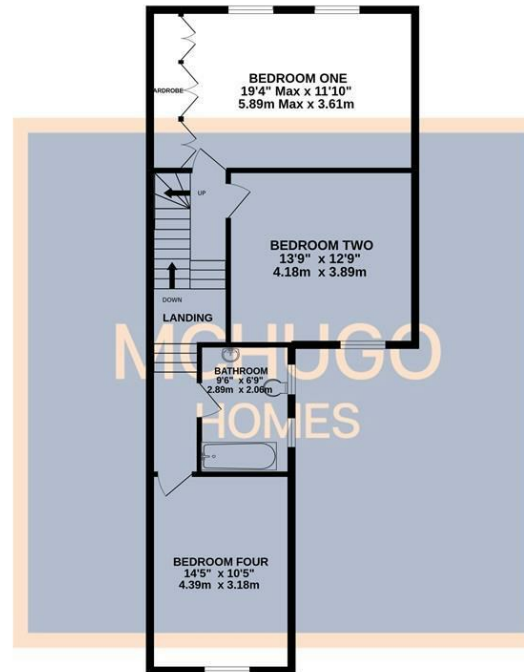
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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c/o Abacus Court Bull Street, Harborne, West Mids, B17 0HH

0121 5170251 | movinghome@mchugohomes.co.uk | www.propertysoftwaregroup.com