



**112 Gough Road, Birmingham, B15 2JQ**

**£1,175,000**

Hadleigh Estate Agents are delighted to offer this substantial Grade II listed property for sale. This substantial five-bedroom semi-detached home on Gough Road boasts red brick and stucco facade, offering charm and elegance. The stunning property showcases practical and well-balanced family living across its extensive footprint.

The property comprises of a grand entrance, leading to four reception rooms. A front-facing dining room, whilst living room boasts exquisite detailing. To the rear, the garden-facing family room, meanwhile, the breakfast room sits adjacent to the refitted kitchen. A downstairs WC and utility room add further practicality. Below ground, a versatile cellar, perfect for storage or conversion.

The impressive first and second floors offer five generously proportioned bedrooms. The master bedroom and a further bedroom boast en-suite, with the addition of two bath/shower rooms. To the rear, the property enjoys a well-maintained garden, and the recently installed brick-paved driveway provides convenient off-road parking.

## Location



Gough Road is one of the most desirable roads within Edgbaston, located just off Carpenter and Charlotte Road and within the prestigious Calthorpe Estate, on the very cusp of Birmingham City Centre. The property is very short walk to Edgbaston Village, plus amenities of Harborne High Street, including Marks & Spencers Food Hall and Waitrose, along with an array of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach. Excellent primary, secondary and prep schools are very close by such as Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools. Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments.

## Approach

Recently laid brick paved driveway, walls to boundary, flower beds to border, CCTV, lighting, side gate to rear garden.

## Entrance Hall



Grand entrance hallway, boasting tall ceilings, part wooden panelling to walls, ceiling coving, decorative ceiling rose surrounding light point and two wall light points. Stairs leading to first floor accommodation, doors to garden and cellar.

## Dining Room



Front facing wooden framed sash window with original wooden window shutters. Dark Oak wooden flooring, cornice detailing and decorative ceiling rose. Three wall and one ceiling light points, two radiators, gas fire with wooden mantle surround.

## Lounge



French doors with original wooden shutters opening

to patio, open fire with stone surround. Wooden flooring, decorative cornice with ceiling rose surrounding light point. Three walls lights and radiator.

### Breakfast Room



Benefitting from fitted cabinetry, wooden framed sash window to the side elevation, recessed ceiling down lighters, radiator and tiled flooring.

### Kitchen



Fitted kitchen with quartz worktops, boasting a range of wall and base units, five ring 'Rangemaster' range with extractor hood above, tiling to splash back areas, radiator, inset porcelain sink with mixer tap above, dual aspect wooden frame windows and recessed ceiling down lighters. Further benefitting from access to the pantry, complete with sink.

### Family Room



Boasting a garden view through wooden framed window plus three sets of double opening French doors, two radiators and recessed ceiling down lighters.

### Utility Room

Wooden framed window, plumbing for washing machine, power points, two 'Worcester' boilers.

### Guest WC



Low level WC, pedestal sink, window with side aspect, recessed ceiling downlighters, partly tiled, and radiator.

## Cellar



Multipurpose room, currently used for storage and play room, radiator wall and ceiling light points.

## Landing

Split level landing with ceiling light points, coving to ceiling, radiator, two wooden framed sash windows.

## Master Bedroom



Front facing wooden framed sash window, ceiling cornice with decorative ceiling rose surrounding light point, wrought iron fireplace with mantle surround and two radiators.

## En-suite



Fitted bath, low level WC, pedestal sink, tiling to

splash back areas, exposed wooden flooring, wooden framed sash window to front elevation and recessed ceiling downlighters.

## Bedroom Two



Wooden framed sash window to rear elevation, two radiators, decorative ceiling rose surrounding ceiling light point with further wall light point and ceiling cornice.

## Bedroom Three



Wooden framed sash window to side elevation, ceiling light point with decorative ceiling rose, ceiling coving, radiator and fireplace surround.

## Bathroom



Wooden framed window to side elevation, recessed ceiling downlighters plus light points, inset shelving, partially tiled, pedestal sink, low level WC, bath and radiator.

## Shower Room



Low level WC, pedestal sink, shower cubicle and wooden framed window to side elevation. Ceiling light and coving, partially tiled and wall mounted heated towel rail.

## Second Floor Landing

Wooden framed sash window to rear elevation, radiator, carpeted flooring and ceiling light point.

## Bedroom Four



Exposed wooden flooring, wall and ceiling light points, wooden framed sash window to the rear elevation, radiator and feature fireplace.

## Bedroom Five



Two ceiling sky lights, four ceiling light points, two radiators, feature fireplace and wooden framed sash window. Further allowing for double doors to be installed, creating a separate room or walk in wardrobe.

## En-suite



Shower room featuring low level WC, pedestal sink, shower cubicle with rain shower head and handheld hose with tiling, ceiling light point and radiator.

## Garden

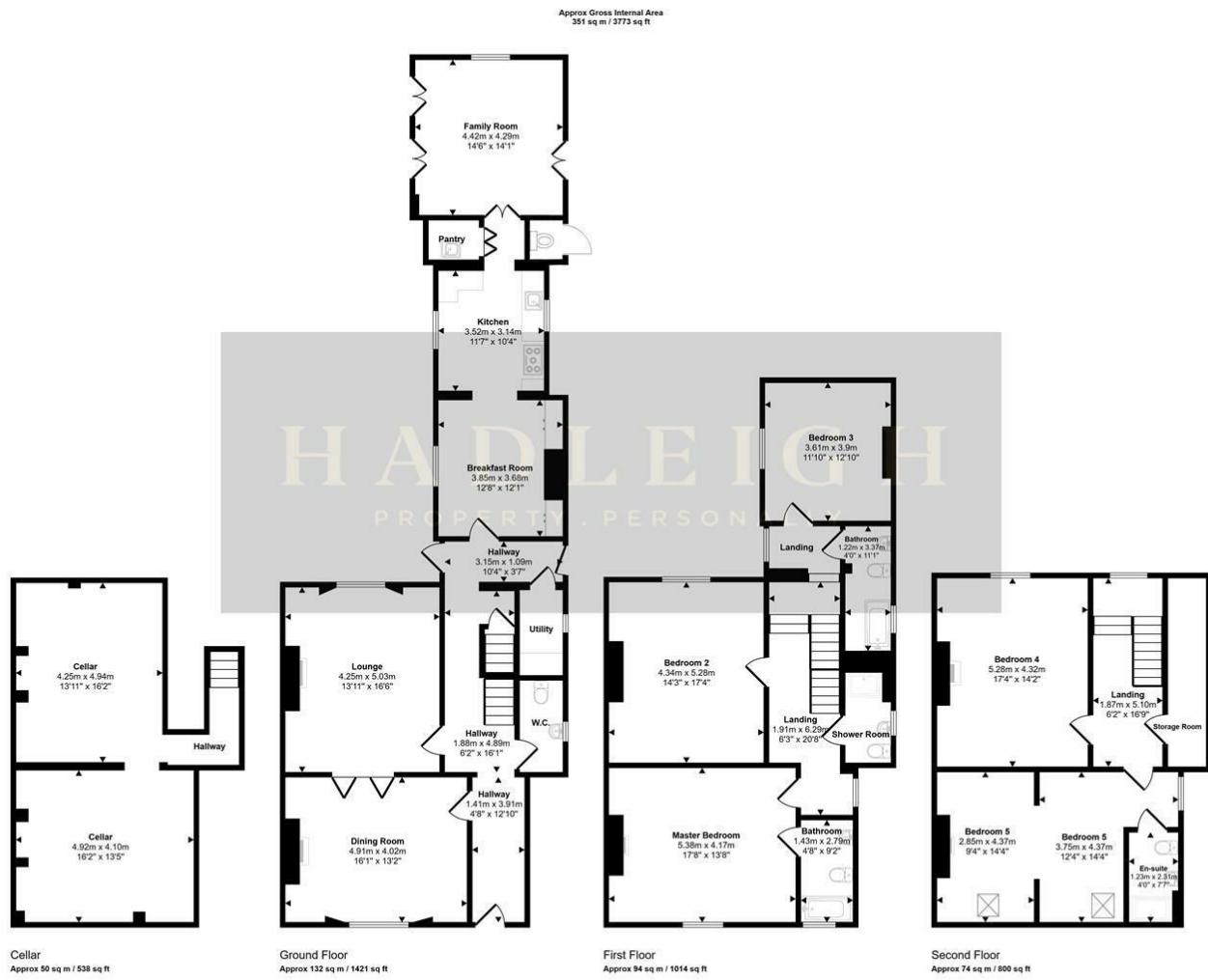


Extensive landscaped garden with hedgerow and walls to borders, paved patio area, leading up to predominantly lawned area, flower beds and mature tree lined borders. Access to garden WC and side gate to front.

### **Additional Information**

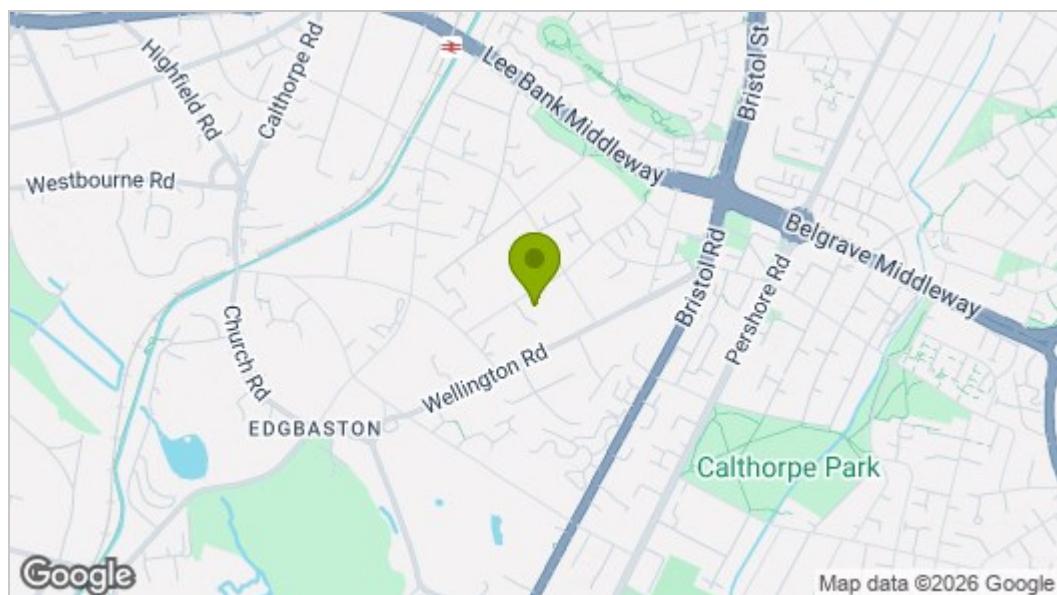
Please note the property is subject to Calthorpe Estate Scheme of Management Charge.

## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

