



20 St Johns Road, Birmingham, B17 9LD

**£999,950**

A copiously extended and much improved end terrace property, benefiting from eye-catching interior throughout complemented by state of the art installations to include the kitchen, bathroom and incredible garage with space for up to three cars with underfloor heating.

EPC RATING F

## Location

ST JOHNS ROAD is within prime Harborne location, positioned between the bustling High Street and Clarence Road. 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 sought after institutions such as; 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.

## Introduction

ST JOHNS ROAD The property is set back in an elevated position on a good corner plot with return frontage to Clarence Road and lies beyond a neatly laid fore garden and block set off road parking. The accommodation is spaciouly proportioned throughout and is in immaculate decorative order and a viewing is highly recommended. Inside briefly comprises; entrance hallway, with staircase descending to the lower ground floor, utility room and both bedroom five and six which also doubles as a cinema room. On the ground floor, there is the sitting room, drawing room, spacious kitchen and dining room. To the first floor, there is access to the master bedroom with en suite, second bedroom and family bathroom. To the fourth and final floor, there are two further bedrooms and a shower room. Outside there is a patio area and lawn.

## Vestibule Porch

Part glazed double wooden front door opening into porch

## Entrance Hall

Double glazed wooden front door to front elevation, Minton tile flooring, staircase rising to first floor landing, lincrusta feature plaster, ceiling spotlights and dado rail

## Lower Ground Floor

Stairs descending from ground floor entrance hallway to lower ground lobby

## Wine Store

## Bedroom Five/Dressing Room

Currently used as a dressing room, with both wall and ceiling light points, shower area with part tiled walls and floor, low level wc and shower,

## Bedroom Six/Cinema Room

Having wall lights, TV point, wooden flooring, closed

circuit television, home media music & satellite distribution and multi room Ethernet connectivity hub

## Ground Floor Accommodation

Having double glazed window to rear elevation and access into the following:

## Sitting Room

Double glazed window to front elevation with bespoke shutters, feature gas fireplace, LED wall lights, ceiling light points and Brinton's carpet flooring with underfloor heating and ornate archway leading into kitchen

## Drawing Room 15'11" x 11'11" (4.85 x 3.63)

Double glazed window to front elevation with bespoke shutters, ornate ceiling coving, LED wall lighting, ceiling light points, part carpet and part wooden flooring, underfloor heating, thermally insulated part exposed brickwork and patio doors to rear elevation

## Kitchen 16'4" x 12'4" (4.98 x 3.76)

Individually designed kitchen with a range of floating cabinetry design wall and base units with maintenance free Polished plaster surfaces, commercial grade stainless steel centre peninsula island with integrated sink benefiting from having Quooker chiller, sparkling & hot water tap and Induction hob. 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

## Kitchen Alternative Photo

## Dining Area 12'10" x 9'5" (3.91 x 2.87)

Built in benches providing seating and double glazed window to side elevation. Staircase descending to entrance lobby and garage

## First Floor Accommodation

Stairs rising from ground floor accommodation to first floor landing, wooden flooring with zoned underfloor hall heating, wall lights, ornate lincrusta and ceiling plasterwork

## Master Bedroom 13'0" x 12'6" (3.96 x 3.81)

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

## Bedroom Two 15'11" x 11'11" (4.85 x 3.63)

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

### **Polish Plaster Wet Room En Suite**

Having low level, shower cubicle and wash hand basin

### **Bespoke Family 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, shower over and double glazed port hole to side, low level wc, ceiling light point, marine grade stainless steel wall lights and twin zone underfloor heating

### **Second Floor Accommodation**

Stairs rising from first floor landing to second floor accommodation with zoned underfloor heating

### **Bedroom Three 16'3" x 13'0" (4.95 x 3.96)**

Having two electrically operated black-out skylights to front and rear elevation and double glazed window to rear elevation, engineered wooden flooring with underfloor heating, integrated storage and ceiling light points

### **Bedroom Four 16'3" x 12'0" (4.95 x 3.66)**

Two electrically operated black-out skylights to front and rear elevation along with two double glazed windows to side elevation, engineered wooden flooring, ceiling light points, built in storage and underfloor heating

### **Polished Plaster Shower Room**

Having bespoke cabinetry to include vanity unit with wall and base cupboards and wash hand basin, low level wc with concealed cistern, marine grade stainless steel feature walk in shower with glazed screen and double glazed porthole to front elevation, part tiling to walls and zoned under floor heating

### **Garage**

Exceptionally large space with under floor heating, bespoke cabinetry, integrated full size fridge and freezer, electric car charging point, whole home heat recovery system, up and over doors, skylight and wall lights

### **Utility**

Low level wc, integrated cupboards, plumbing for washing machine and space for tumble dryer

### **Outside**

Having side courtyard with laid 'Blue Brick', raised flower beds, electricity supply for outdoor heaters and access to street via pathway with iron gate

### **Rear Elevation**

### **Rear garden**

### **Patio**

### **General Information**

TENURE: The agents are advised that the property

is FREEHOLD.

POSSESSION: Vacant possession will be given upon completion of the sale.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

SERVICES: Mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

# Floor Plan

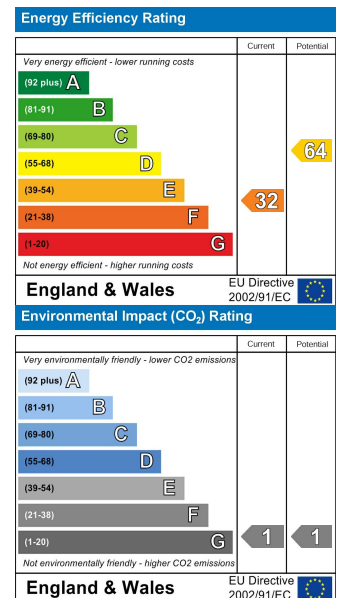


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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# Area Map



# Energy Efficiency Graph



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