HADLEIGH
PROPERTY . PERSONALLY

10 Kingscote Road, Birmingham, B15 3JY

Asking Price £875,000

Hadleigh Estate Agents are delighted to offer this beautiful late Victorian family home situated on the highly sought after Kingscote Road. The property is offered with no upward chain and boasts period features whilst maintaining the perfect modern family lifestyle, offering off road parking and also having planning permission in place.

Set back from the road, the property is set over three floors with the added benefit of a spacious cellar. Boasting sash windows, the property offers a welcoming hallway, downstairs guest WC and two spacious reception rooms. Fitted kitchen diner, with a separate utility room, large conservatory and a private landscaped garden.

The first floor offers three bedrooms, with the master bedroom benefitting from ensuite. Completing the first floor is a family bathroom and stairs to the second floor. The top of the house offers a spacious bedroom complete with ideal study or reading nook.

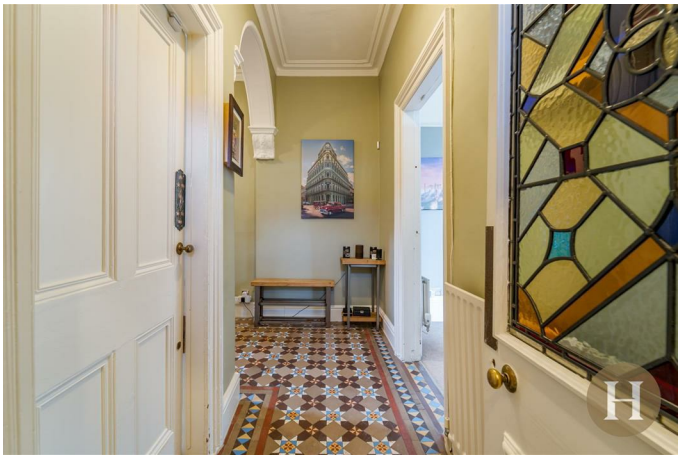
Location

The property is situated within walking distance to Harborne High Street, offering an array of award winning restaurants, bars and local supermarkets. A stones throw away is Edgbaston Village, with excellent transport links into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Edgbaston Priory Club, Harborne Leisure Centre along with nearby schools including Harborne Primary, St Mary's and Blue Coat School.

Approach

Raised from the street level with a block paved driveway complete with retractable security posts, wall surround and mature flower bed with steps leading to the entrance.

Entrance Hall



A hardwood entrance door leads into the entrance vestibule with decorative stained glass to the front elevation, with a secondary wooden door with decorative glass leading into the hallway, Minton tile flooring throughout, central heating radiator, providing stairs to first floor and doors into ground floor rooms.

Lounge

Two double glazed sash windows to front elevation, feature cast iron fireplace with wooden mantel. TV and telephone points, decorative coving, ceiling rose and central heating radiator.

Dining Room

Double glazed sash bay window to front elevation, a feature marble fireplace with cast iron fire inset, central heating radiator, built in storage and shelving with decorative coving and ceiling rose.

Cloakroom

A convenient cloakroom with double glazed window to side elevation, comprising low level WC, wall mounted sink unit and access into the cellar.

Conservatory

With double glazed windows and patio doors out to the rear garden, central heating radiator and wall lights. Benefitting from access to the lounge and double doors leading to the kitchen.

Kitchen Diner

Fitted kitchen with a range of base and wall units, work surfaces and tiled splashback. Sink and drainer, integrated double oven and four ring gas hob with extractor over. Integrated dishwasher and space for fridge freezer, along with dining table and chairs. Double glazed sash window to rear elevation and central heating radiator.

Utility Room

Double glazed window to the side elevation comprising additional wall and base units, work surfaces with stainless steel sink and splash back. Plumbing for utilities and central heating radiator.

Cellar

Providing two separate rooms ideal for storage with lighting and housing boiler.

Landing

A split level landing with decorative stained glass sash window to side elevation and additional double glazed sash window to the rear elevation, providing stairs to second floor and large storage cupboard.

Master Bedroom

Boasting dual aspect double glazed sash windows to the front and rear elevations providing plenty of natural light, central heating radiator and decorative coving.

Ensuite

Tiled ensuite with a double glazed obscure sash window to front elevation with lavatory style WC, wall mounted wash hand basin, walk in shower cubicle with electric shower, radiator and extractor fan.

Bedroom Three

Two double glazed sash windows to front elevation, feature cast iron fireplace, fitted wardrobes, shelving and central heating radiator.

Bedroom Four

Double glazed sash window to rear elevation, central heating radiator and loft hatch.

Bathroom

Partially tiled bathroom with double glazed window to rear elevation comprising WC, pedestal wash hand basin, bath with chrome mixer taps and shower above. Traditional style radiator, medicine cabinet and storage cupboard.

Landing/ Study

Dual aspect double glazed sash windows to side and rear elevation with convenient space making for an ideal study area or reading nook.

Bedroom Two

Double glazed sash windows to front elevation, feature cast iron fireplace, fitted wardrobes, shelving and central heating radiator.

Garden

A beautifully maintained tiered rear garden with patio area and steps leading to lawn, with decorative flowerbeds, mature bushes and plants. Boasting wooden pagoda and seating area.

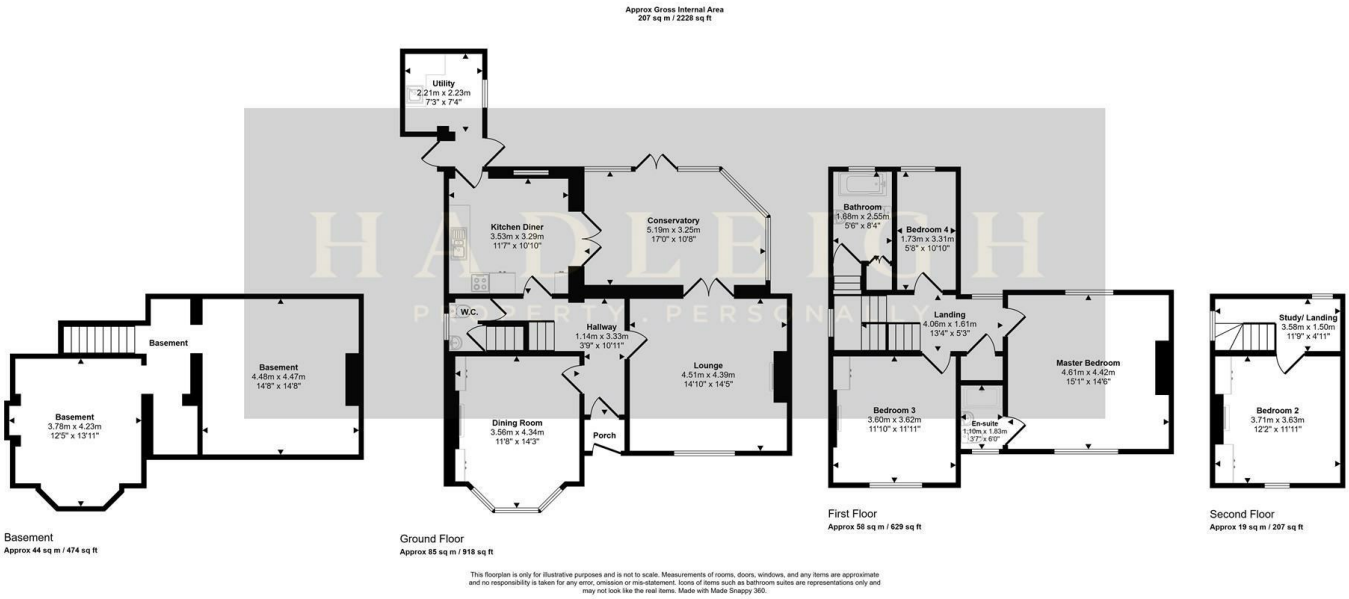
General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
Tenure - Freehold
EPC – D
Council Tax Band – F

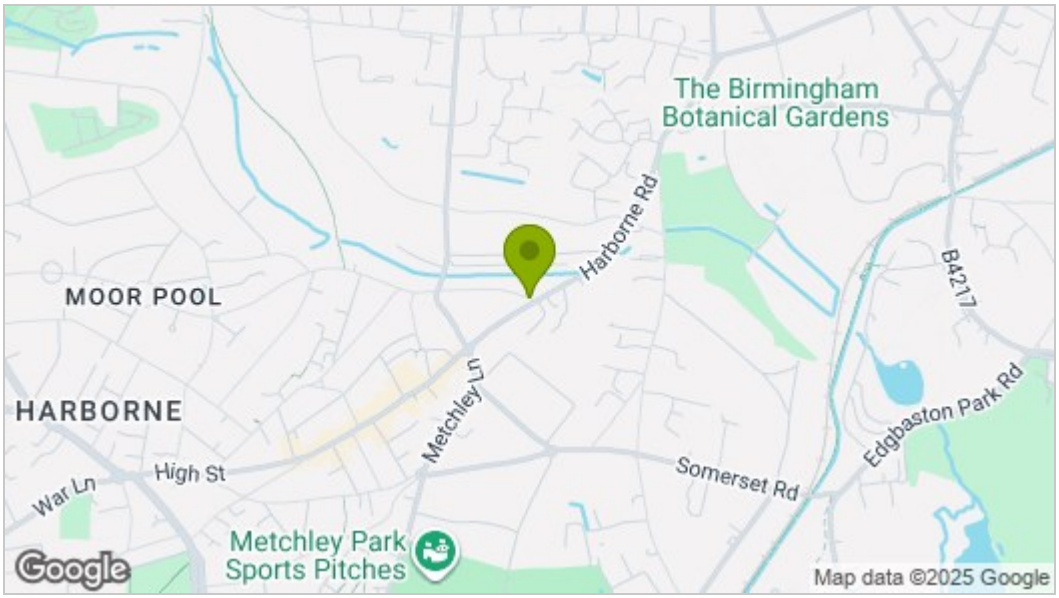
Planning Permission

Planning permission was approved for consent of the erection of two and single storey rear and single storey side extensions,
installation of to Juliet Balcony to first floor rear and installation of footway crossing.

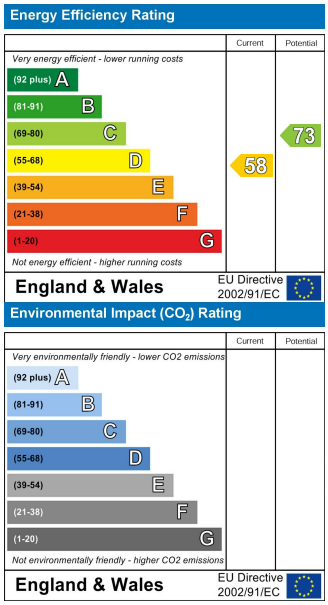
Floor Plan



Area Map



Energy Efficiency Graph



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