



Kingscote House 379 Harborne Road, Birmingham, B15 3LB
Offers In The Region Of £1,280,000

An imposing five bedroom period double fronted detached residence situated in this highly regarded location.

Large corner plot with separate coach house and double garage.

EPC BAND RATING E

Location

HARBORNE ROAD is regarded as one of Edgbaston's premier addresses and boasts some of the area's most impressive properties, many of which are Grade II listed, particularly those located towards Five Ways which are period properties in the main.

Ideally located for access to Birmingham City Centre which lies just over a mile to the north, Harborne Road is also well placed for the amenities of nearby Harborne Village. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops as well as brasseries, restaurants and cafes. Some of these, such as The Plough, feature regularly in The Sunday Times and Telegraph whenever Birmingham is mentioned as an attractive re-location area.

Introduction



Kingscote House is a particularly spacious double fronted period detached residence situated in this sought after location. Set on a good corner plot with a return frontage to Kingscote Road the property boasts many original features and benefits from gas central heating. At ground floor level there are three reception rooms, breakfast kitchen, utility, guest cloakroom and extensive cellarage. At first and second floors there are five bedrooms, mezzanine, bathroom and two shower rooms. To complement the house there are front and rear walled gardens, car port, double garage and a separate one bedroom coach house.

On The Ground Floor



The property is set back behind a walled front garden with established shrubs, block set landscaping and pedestrian wrought iron gate to Harborne Road.

Vestibule Porch



Meter cupboards and hardwood front door.

Reception Hall



Stained glass inner door with matching panels to side, mosaic tile floor, central heating radiator with cover, ceiling light point, stair case to the first floor, door to cellar and glazed atrium to rear with french door.

Triple Cellar

Leading from the reception hall with useful storage, power points and lighting.

Front Living Room 20'4" x 13'6" (6.20m x 4.11m)



Feature open fireplace with polished marble mantel and hearth, central heating radiator, dado rail, cornice, centre plaster ceiling rose, exposed floor boarding, four wall light points, power points, concertina door to dining room and double glazed bay window to front.

Front Sitting Room 15'1" x 13'6" (4.60m x 4.11m)



Feature fireplace with gas living flame coal effect fire, cornice, picture rail, ceiling light point and double glazed bay window to front.

Rear Dining Room 13'0" x 10'0" (3.96m x 3.05m)



Central heating radiator, two wall light points, ceiling light point, gas living coal effect fire, exposed floor boarding and french door to the rear garden.

Breakfast Kitchen 13'7" x 13'1" (4.14m x 3.99m)



"Belfast" style sink, range of base and wall units, gas cooker point, gas fed floor-mounted stove inset in brick chimney breast, door to rear lobby and window to rear

Rear Lobby

Leads to:

Guest Cloaks



Wash hand basin, low level WC, central heating radiator and window to front.

Utility 12'2" x 8'10" (3.71m x 2.69m)



Stainless steel sink unit and drainer, base and wall units, plumbing for washing machine wall mounted gas boiler and hot water tank, window to side and door to the rear gardens.

On The First Floor

A tread staircase leads to the first floor accommodation with window to front.

Study Landing



Useful landing space with feature plaster arch and glazed atrium overlooking the rear garden

Bedroom One 15'3" x 13'6" (4.65m x 4.11m)



Central heating radiator, power points, ceiling light

point, feature fireplace with gas fire and double glazed bay window to front.

Bedroom Two 13'5" x 13'2" (4.09m x 4.01m)



Central heating radiator, built-in wardrobes, power points, ceiling spotlighting and double glazed window to rear.

Inner Hall

Leads from bedroom two and gives access to:

Mezzanine Level/Attic

Approached via a staircase and providing useful storage with window.

Fully Tiled Bathroom



Jacuzzi bath, separate shower cubicle, vanity wash basin, low level WC, central heating radiator, heated towel rail, linen cupboard and window to side.

Bedroom Three 14'0" x 13'2" (4.27m x 4.01m)



Central heating radiator, power points, ceiling light points and double glazed bay window to front.

Bedroom Four 13'3" x 10'8" (4.04m x 3.25m)



Central heating radiator, power points, ceiling light points and double glazed window to rear,

Shower Room



Enclosed double tray walk-in shower with rain head, wash hand basin, low level WC , wall tiling and "xplaire"

On The Second Floor

A further staircase leads to the second floor.

Bedroom Five 20'8" (max) x 12'9" (6.30m (max) x 3.89m)

Dressing room area, under eaves storage and "velux" sky light.

En-Suite

Tiled shower, wash hand basin and low level WC.

Outside



Extensive rear gardens with laid patio, lawn, established borders, brick walling, path and steps to the garage and car port. Log store and side courtyard.

Separate Coach House



Approached via its own private entrance with canopy porch.

Living Room 12'5" 7'10" (3.78m 2.39m)

Approached from Kingscote Road with roller door.



Central heating radiator, power points, ceiling light point, window to rear and front door.

Fitted Kitchen 12'8" 6'8" (3.86m 2.03m)



Sink unit and drainer, range of base and wall units with fitted work top, pelmet lighting, single door oven, four ring hob and window to rear

Bedroom 10'4" x 9'1" (3.15m x 2.77m)

Central heating radiator, power points, ceiling light point and window to front.

Shower Room

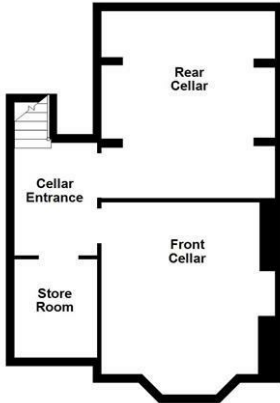


Enclosed shower cubicle, wash hand basin, low level WC and window to front.

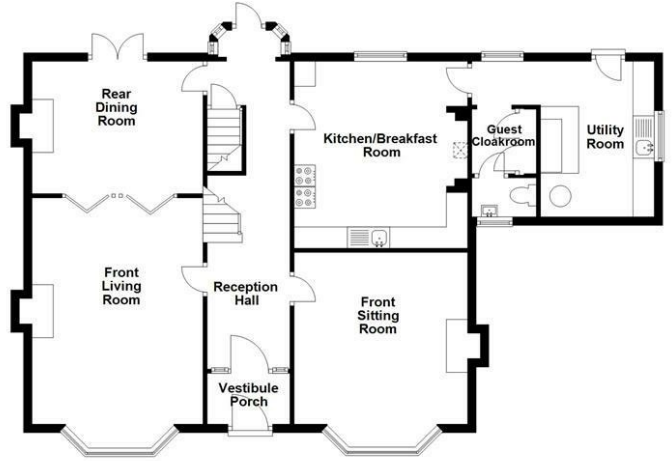
Double Garage And Car Port

Floor Plan

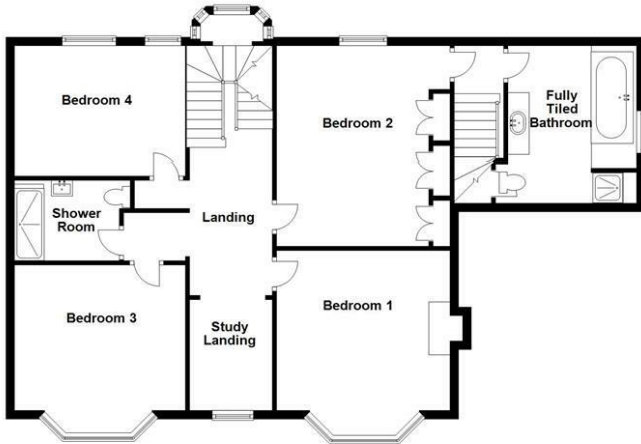
Basement
Approx. 47.0 sq. metres (505.9 sq. feet)



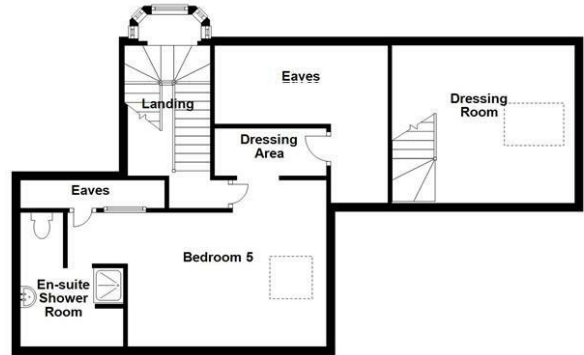
Ground Floor
Approx. 103.7 sq. metres (1115.7 sq. feet)



First Floor
Approx. 105.0 sq. metres (1129.7 sq. feet)



Second Floor
Approx. 85.6 sq. metres (920.0 sq. feet)



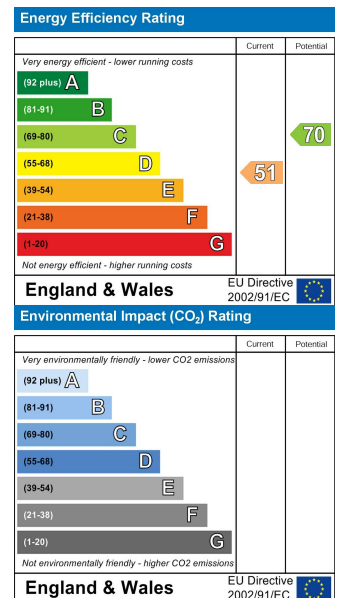
Total area: approx. 321.4 sq. metres (3459.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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