



62 Arthur Road, Birmingham, B15 2UW
Offers In The Region Of £1,875,000

Set within the highly sought after Calthorpe Estate in Edgbaston, this superior and extended five bedroom detached home is proudly positioned on this enviable corner plot and offers an excellent standard of accommodation throughout. Boasting six reception rooms, double garage, four en suites & family bathroom plus an impressive rear garden.

Location

ARTHUR ROAD is located within this exclusive and highly sought after residential area of Edgbaston positioned on the corner of Athur Road and Ampton Road. Locally, there are a range of excellent schools for children of all ages to include Edgbaston High School for Girls, King Edward's School for Boys, The Blue Coat School and Hallfield preparatory day school. Birmingham City Centre is easily accessible via regular public transport links as well as motorway networks ideal for those commuting out of the City. Edgbaston itself has a plethora of amenities to include an array of drinking and dining establishments, supermarkets, boutique shops and quirky cafés all of which are close to the property. Recreational facilities in the area include the Edgbaston Priory Club with tennis courts, outdoor swimming pool and gym, Edgbaston Golf Club, Edgbaston Cricket Club, Birmingham Botanical Gardens and Cannon Hill Park. The Queen Elizabeth Hospital, BMI Edgbaston Hospital and BMI Priory Hospital are also local to the property as well as the University of Birmingham.

Introduction

ARTHUR ROAD is a superior detached residence that has been copiously extended to the rear and set back from the road beyond a sweeping in and out block set driveway. Inside the property briefly comprises, enclosed entrance porch, guest cloakroom, two front reception rooms, two rear reception rooms, breakfast kitchen and an additional two reception rooms at the very rear. To the first floor there are five bedrooms, of which three have en suite bath/shower rooms and family bathroom. To further complement the property there is a generous double garage and delightful rear gardens

Entrance Porch

Glazed double doors to front elevation

Reception Hall 21'1" x 16'2" (6.43m x 4.93m)

Having tiled flooring, staircase rising to first floor landing, central heating radiator, three wall lights, two ceiling light points with plaster rose

Guest Cloaks and Shower Room

Double glazed window to front elevation, corner shower cubicle with shower over, low level wc, wash hand basin and central heating radiator

Front Lounge 22'10" x 14'4" (6.96m x 4.37m)

Double glazed bay window to front elevation, two central heating radiators, five wall lights, two ceiling light points with plaster rose and carpet flooring

Main Lounge 23'8" x 21'11" (7.21m x 6.68m)

Double glazed bay window and French doors to rear elevation, two central heating radiators, two ceiling light points with plaster rose, four wall lights and carpet flooring

Middle Lounge 17'1" x 16'8" (5.21m x 5.08m)

Double glazed French doors and window to rear elevation, central heating radiator, coving, ceiling light point with plaster rose, carpet flooring and five wall lights

Dining Room 16'1" x 14'8" (4.90m x 4.47m)

Double glazed windows to front and side elevation, central heating radiator, ceiling light point with plaster rose, carpet flooring and five wall lights

Breakfast Kitchen 30'8" x 17'6" (9.35m x 5.33m)

Having a range of wall and base units with contrasting work surfaces, double bowl sink with drainer, gas cooker point, extractor hood, dishwasher, double door oven, tiled splashback, tiled flooring, two central heating radiators, ceiling spotlights and dual aspect double glazed windows.

Living Room 18'0 x 10'9" (5.49m x 3.28m)

French doors to side elevation, central heating radiator, two ceiling light points with plaster rose and carpet flooring

Office/Study 18'7" x 13'3" (5.66m x 4.04m)

Double glazed window and door to side elevation, central heating radiator, carpet flooring and door into garage

Double Garage

Larger than average double garage with remote control operated up and over door

First Floor Accommodation

Staircase rising from ground floor entrance hall to first floor landing, window to front elevation and airing cupboard

Master Bedroom 20'0" x 18'5" (6.10m x 5.61m)

Double glazed bay window to front elevation, carpet flooring, central heating radiator, two double door wardrobe and ceiling light point. Door into master en suite bathroom.

En Suite Bathroom

Having white suite comprising panelled bath with shower over and glazed screen, vanity wash hand basin, low level wc, spotlights and tiling to walls and floor

Bedroom Two 23'2" x 14'5" (7.06m x 4.39m)

Double glazed bay window to rear elevation, built in wardrobes and cupboards, carpet flooring, ceiling light point and central heating radiator. Door into en suite shower room

En Suite Shower

Double glazed window to front elevation, corner shower cubicle with shower over, low level wc, wash hand basin and tiling to walls and floor

Bedroom Three 16'10" x 16'8" (5.13m x 5.08m)

Two double glazed windows to rear elevation, carpet flooring, two wall lights, central heating radiator and door into en suite

En Suite

Having shower cubicle with power shower, low level wc, wash hand basin, spotlights, and tiling to walls and floor

Bedroom Four 14'6" x 12'7" (4.42m x 3.84m)

Having four double glazed windows to rear and side elevation, carpet flooring, central heating radiator and ceiling light point

En Suite

Double glazed window to side elevation, corner shower cubicle with power shower, low level wc, wash hand basin, spotlights, and tiling to walls and floor

Bedroom Five 17'8" x 12'3" (5.38m x 3.73m)

Double glazed window to front elevation, carpet flooring, wall lights and central heating radiator

Family Bathroom

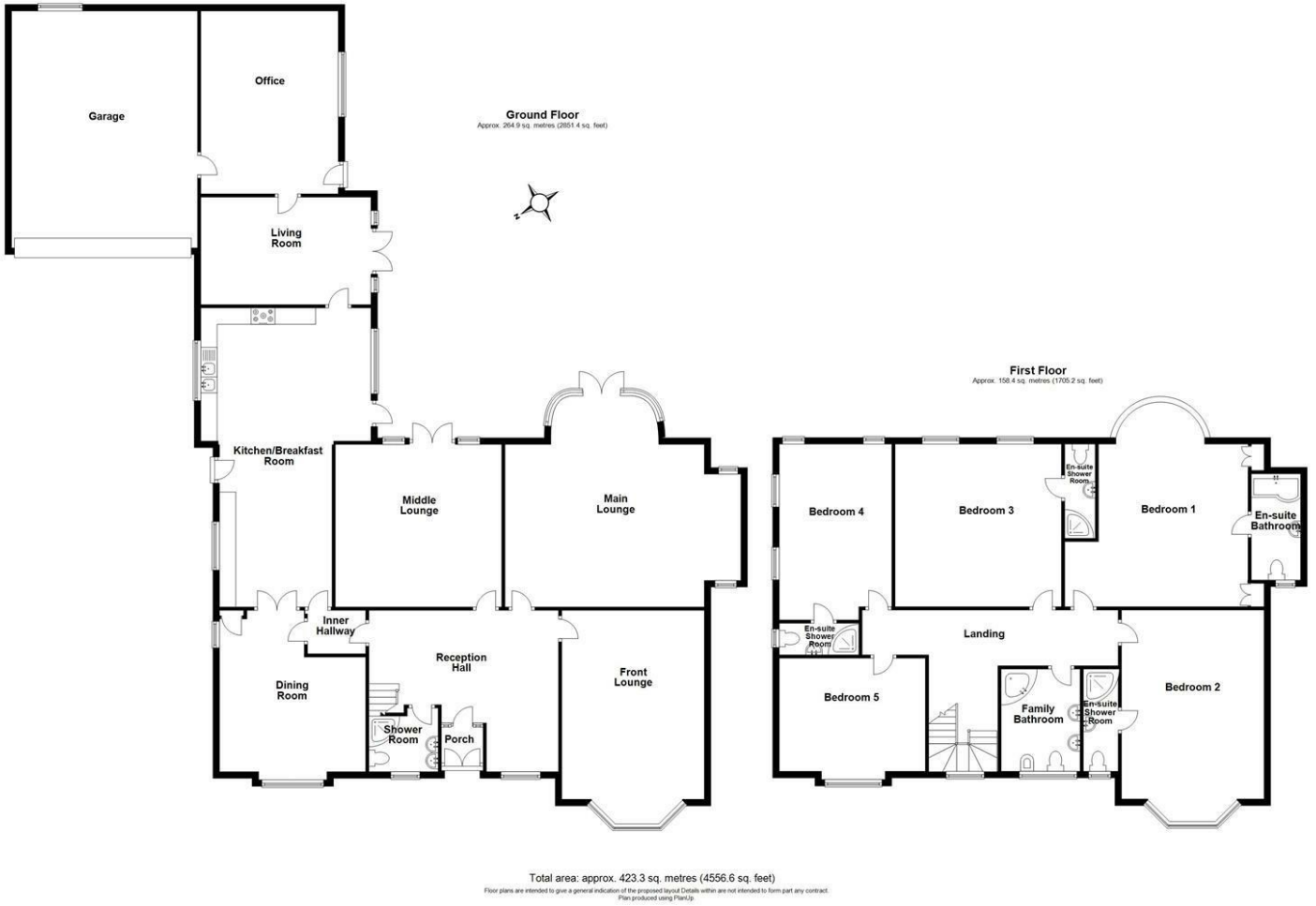
Double glazed window to front elevation, corner shower cubicle with shower over, bidet, low level wc, vanity unit with his and hers wash hand basins, tiled flooring, central heating radiator and ceiling spotlights

Rear Gardens

Extensive gardens with manicured lawns and flagstone patio

Outside

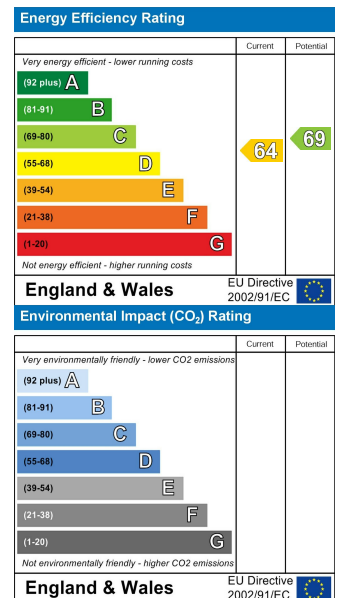
Floor Plan



Area Map



Energy Efficiency Graph



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