



4 BEDROOM DETACHED HOUSE FOR SALE IN BIRMINGHAM

Offers Over **£1,100,000**



x4

x2

REF: 3518824

PROPERTY FEATURES

- Freehold Grade II Listed property
- 4 bedrooms & 2.5 bathrooms
- 3 impressive reception rooms
- Wonderful period features & high-spec fitments
- Useful versatile cellar
- Beautiful spacious interiors
- Award winning rear gardens
- Off road parking
- Council tax band F

Presenting this extremely attractive, double fronted Grade II listed, period property with spacious high specification interiors and the most wonderful tranquil rear gardens. The property has been beautifully enhanced over the years and has maintained all of the exquisite period features of a house of this calibre.

Situated in the affluent area of Edgbaston and is within walking distance of Birmingham City Centre, whilst availing of all the benefits of being part of the famous Calthorpe Estate

Stepping through the front door, you are greeted by a spacious and bright hallway. Radiating off the hallway are the main reception rooms, with a door to rear hallway, guest WC and excellent family kitchen, which leads directly out to the stunning rear gardens.

This property is very well laid out and has an excellent flow of accommodation. With 4 bedrooms, three reception rooms, family kitchen and a versatile cellar with light and heat.

This wonderful home benefits from off road parking to the front. The rear gardens were professionally landscaped and winner of Silver medal for soft landscaping at the 2022 APL (Association of Professional Landscapers) awards. This is a stunning tranquil area and extremely well laid out and maintained, with a beautiful summerhouse, a useful storage shed, greenhouse, various seating areas, and various features throughout providing a really peaceful space. A useful well maintained vegetable patch to the very back of the plot. The gardens are a tranquil space which are perfect for entertaining or to simply relax and unwind.

Property Information

Property construction: standard construction

Electricity, gas, water + sewerage: mains services

Broadband: ultrafast broadband available, we advise you speak with your provider.

Mobile signal: 4G and 5G available, we advise you to speak with your provider.

Parking: Off road parking for 2 cars

Council Tax: Band F (Birmingham)

EPC rating: TBD

PROPERTY PHOTOS







LOCATION



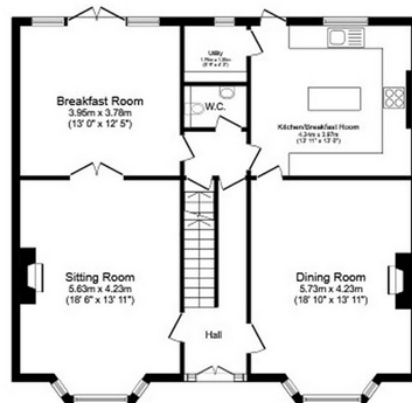
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLANS

54 Charlotte Road, Birmingham B15 2NQ

222.5 sq.m. (2,395 sq.ft.) approx



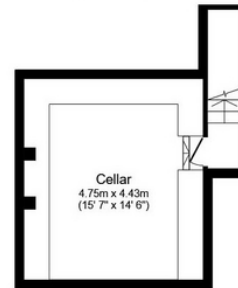
Ground Floor
Floor area 97.4 sq.m.
(1,048 sq.ft.)



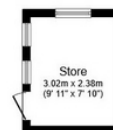
First Floor
Floor area 76.3 sq.m.
(821 sq.ft.)



Second Floor
Floor area 15.8 sq.m.
(170 sq.ft.)



Cellar
Floor area 23.4 sq.m.
(252 sq.ft.)



Outbuilding
Floor area 9.6 sq.m.
(104 sq.ft.)

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.