



# 42 RYLAND ROAD

BIRMINGHAM, B15 2BN

£585,000  
FREEHOLD

RYLAND ROAD | Four Bedrooms | Two Bathrooms | Extended | Private Rear Garden | Basement | No Chain

# Davidson

## 42 RYLAND ROAD

No Chain | Four Bedrooms, Two  
Bathrooms | Basement | Large Rear  
Garden | Residents Parking Permit | 5  
mins walk to The Edgbaston Village |  
Walking distance to Five Ways Train  
Station | Close proximity to Queen



### Full Description

Davidson Estates are delighted to present this beautifully presented family residence located in the heart of Edgbaston and in close proximity to Birmingham City Centre.

This stunning property comprises of an airy and spacious hallway entrance which is centrally located inside and leads to all ground floor rooms including access to a basement room that could be used as a fifth bedroom, cinema room or study. There are two large reception rooms and a stunning extended kitchen/diner with high spec fitted appliances. There is also a downstairs WC and cloakroom.

The first floor comprises of a wonderful master bedroom with en-suite facilities; there are a further two double bedrooms and a family size bathroom. There is also a large converted attic double bedroom/playroom.

The private rear garden is tiered is ideal for entertaining with plenty of patio and lawn areas. There is a large shed with electrics at the top of the garden that is currently being used as a gym. there is ample on-street permit parking.

This immaculately presented period home is in walking distance of Birmingham City Centre, and is within easy access of Queen Elizabeth Hospital, Birmingham University, and offers excellent transport links into Birmingham City Centre.

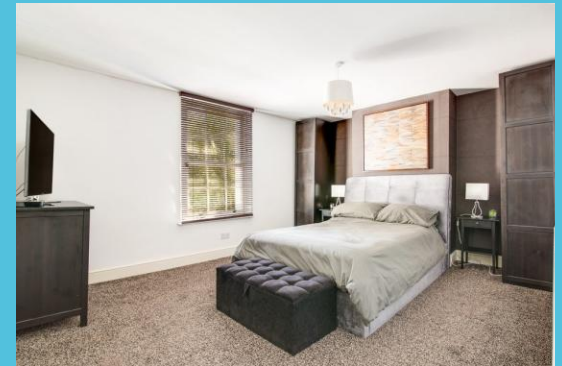
The Edgbaston Village with all its high eateries including Michelin Star Restaurant Simpsons are a stones throw away and the surrounding schools within the catchment area have some of the best ratings in the UK. Schools such as Hallfield School, Edgbaston School for Girls and West House.

The area is located close to the business district in Edgbaston and Birmingham City Centre including the NEW HSBC HQ, PWC UK HQ, HMRC and HS2 Midlands.


The area is flourishing and is a desirable area to live, work and raise a family.




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>64</b>
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>57</b>	<b>57</b>
England, Scotland & Wales	EU Directive 2002/91/EC 	

# Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements