

40 ST PETERS ROAD, HARBORNE, B17 0AY



A BEAUTIFULLY PRESENTED AND EXTENDED FIVE BEDROOMED THREE
STOREY VICTORIAN SEMI DETACHED SITUATED IN THIS HIGHLY
DESIRABLE LOCATION.
EPC BAND RATING E

£1,100,000



Introduction

ST PETERS ROAD is one of the most highly regarded and sought after locations within Harborne Village within close proximity to St Peters Church and School. Harborne High Street is readily accessible with its excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham city centre, Birmingham University and the Queen Elizabeth medical complex.

Public transport is also nearby with a range of buses travelling into the city centre. The surrounding area offers further excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants school and The Blue Coat school. Recreational amenities include Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

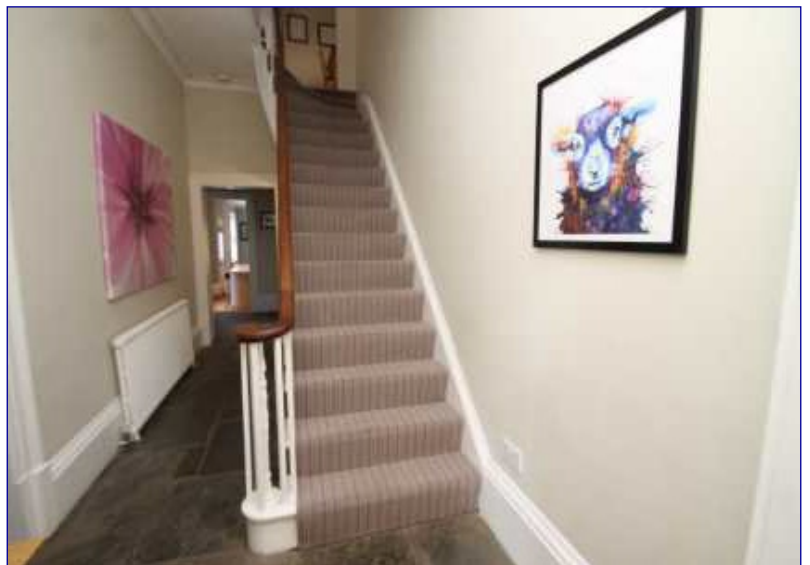
Description

The property has been comprehensively restored and upgraded in a sympathetic way, respecting the original features whilst providing a practical family home. The gas centrally heated accommodation is in immaculate decorative condition and is set back beyond a pebbled front drive with ample parking. Fully meriting an internal inspection, the family based accommodation comprises: Reception hall, guests cloaks, cellar with utility area, two fine reception rooms with imposing bay windows and original shutters, all the windows throughout the property have recently been restored, dining kitchen and extended breakfast room. At first and second floor level there are five bedrooms, two bathrooms with showers and rear walled roof terrace. To the rear is a hand laid slate patio leading down to a neat lawn with mature shrub borders and separate play area.

On the ground floor

Reception Hall

Having two column central heating radiators, slate flagged tiled floor, two ceiling light points, plaster rose, cornice, centre plaster arch, power point, staircase rising off and side door to rear garden.





Guest Cloakroom

Housing high level WC, wash hand basin, 'Sanitan' fittings, column central heating radiator, wall light points, cornice, multi paned sash style window to side.



Cellar

17'2" x 16'3" (5.23m x 4.95m) With central heating radiator, double 'Belfast' sink, useful shelving, separate utility area with plumbing for washing machine and space for tumble dryer.

Front Reception/Sitting Room

18'11" x 14'2" (5.77m x 4.32m) Having impressive open fireplace with marble mantel, open dog basket grate with hearth beneath, recently restored to a high standard exposed tongue and groove floor boarding, central heating radiator, picture rail, cornice, ceiling light point with original plaster rose and full height bay window to front with original shutters.



Rear Reception/Dining Room

17'3" x 15'11" (5.26m x 4.85m) Feature fireplace with gas coal effect fire inset with marble mantel and hearth, recently restored to a high standard exposed and polished tongue and groove floor boarding, side storage units with concealed uplighting and matching book shelving, picture rail, cornice, ceiling light point with original rose, central heating radiator, bay window to rear with original shutters.





Beautifully Appointed Dining Kitchen

28'3" x 11'6" (8.61m x 3.51m)

Having a range of units to include centre peninsular unit with double 'Franke' stainless steel sink unit, side drainer, range of base and wall units with contrasting granite work surface, two single door 'Baumatic' ovens, five ring gas 'Baumatic' hob with glass splashback and extractor hood, integrated dish washer, space for fridge/freezer, ceiling spot lighting, cornice, sash style window to side with shutters.



Through view of Kitchen/Dining



Dining Area

Having engineered walnut flooring, column central heating radiator, boiler cupboard housing the 'Valiant' combi boiler, original arched window to side, sash window to the courtyard with fitted shutters, double door through to:





Charming Garden Room

13'4" x 101'8" (4.06m x 30.99m)

Having polished flagged floor, column central heating radiator, two wall light points, vaulted ceiling with 'Velux' skylight and spot lighting inset, windows to side and 'French' doors overlooking and giving access to the rear gardens.



On the first floor

A tread staircase leads to the first floor landing with built in storage cupboards, column radiator, study area with window to side, spot lighting, original arched window and to:



Bedroom One

17'2" x 16'0" (5.23m x 4.88m)

Feature fireplace with hearth beneath, column central heating radiator, several power points, picture rail, cornice, ceiling light point with original plaster rose, sash window to rear.





Bedroom Two

15'3" x 14'6" (4.65m x 4.42m)

Feature fireplace with hearth beneath, picture rail, cornice, ceiling light point with original plaster rose, central heating radiator, sash style window to front.



Bedroom Three

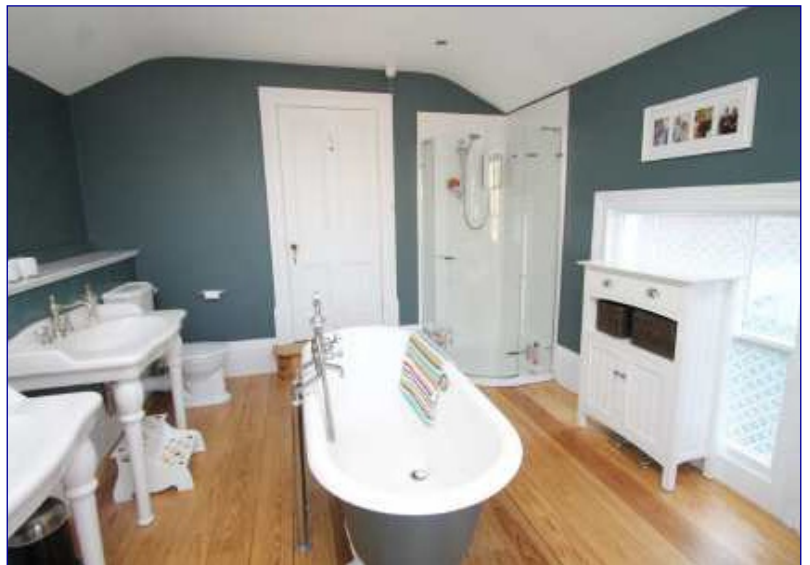
10'6" x 9'3" (3.20m x 2.82m)

Column central heating radiator, cornice, ceiling light point with decorative rose, sash style window to front.



Family Bathroom

Having central free standing bath with claw feet, separate corner shower cubicle, his and hers vanity wash hand basins, low level WC, column central heating radiator, WC, exposed floor boarding, heated chrome towel rail, ceiling spot lights, wall lights, opaque design window to side and double glazed 'French' doors through to:





Family Bathroom (alternative)



Roof Terrace

Decked, walling and views overlooking the rear garden and beyond, fitted shutters.



On the second floor

A further staircase leads to the second floor landing and to:

Bedroom Four

13'4" x 19'3" (4.06m x 5.87m)
Central heating radiator, under eaves storage, double door wardrobe, ceiling spot lighting, window to rear.





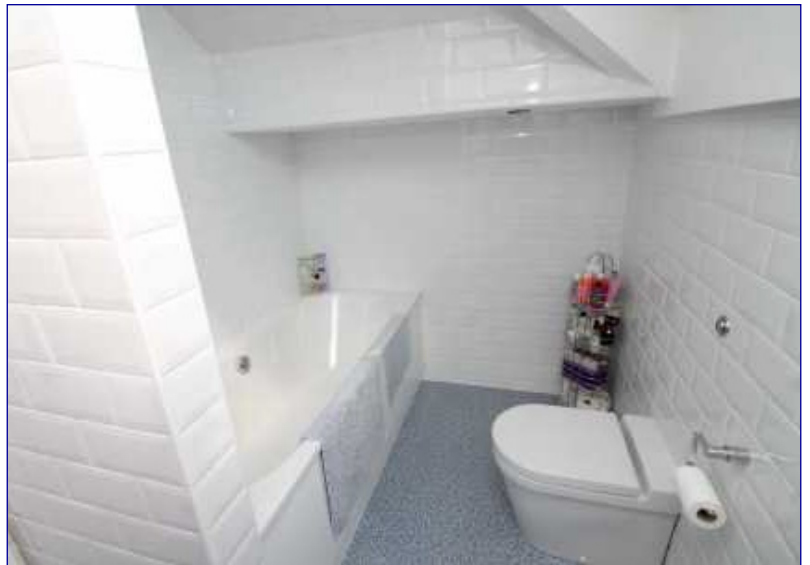
Bedroom Five

13'4" x 11'9" (4.06m x 3.58m)
'Velux' skylight, spotlighting, access to roof void, central heating radiator, under eaves storage.



Bathroom

Panelled bath with microphone hand held shower and electric shower over, concertina shield, concealed cistern low level WC, wash hand basin, heated chrome towel rail, shaver socket, ceiling light point and 'Velux' to front.



Outside

The property is set back beyond an established fore garden with mature shrub hedge and pebbled drive with ample parking.

Rear Garden

Has been recently landscaped and comprise laid slate patio and steps with wrought iron hand rail leading down to a neat lawn with established shrub borders, rose trellis, mature trees, play area, conifer screen, side gate, the whole enjoying a high degree of privacy.





Slate Patio Area to side

Provides an attractive, practical space and benefitting from well-tendered and easily maintainable shrub borders.



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

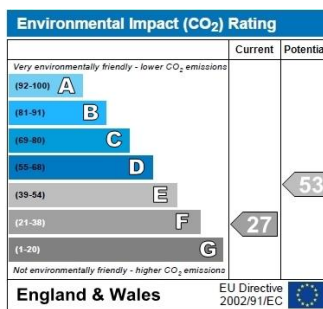
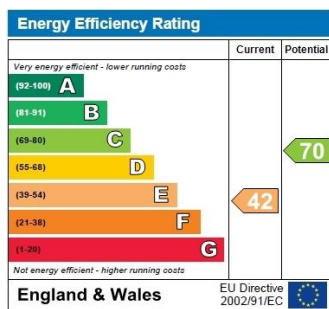
TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.







MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".