

## 16 CHARLOTTE ROAD, EDGBASTON, B15 2NG



AN IMPRESSIVE GRADE 2 LISTED PERIOD THREE STOREY DETACHED RESIDENCE LOCATED IN THIS PRIME RESIDENTIAL AREA OF EDGBASTON. THE PROPERTY BOASTS FIVE BEDROOMS AND FIVE BATHROOMS TOGETHER WITH A LARGE SOUTH WEST FACING REAR GARDEN.

**OFFERS OVER £1,100,000**



SALES • LETTINGS • SURVEYORS

---

# H

## Location

CHARLOTTE ROAD is situated in one of the premier residential roads of Edgbaston which retains many of Birmingham's finest examples of the large elegant mansion houses built during the Georgian and early Victorian eras and forms part of the Edgbaston conservation area. It is also well placed for local shopping at Templefields Square and nearby Harborne High Street which provides a variety of shops including Marks and Spencer Food Hall, Waitrose supermarket together with many restaurants, bars and coffee shops. Birmingham City Centre which is readily accessible by bus transport boasts excellent shopping facilities at the Mail Box, BullRing Centre and the new Grand Central complex which includes New street station. There are numerous schools both private and state run for children of all ages.

## Introduction

16 CHARLOTTE ROAD is an impressive Grade 2 listed three storey period detached residence set within established south west facing gardens of just under a third of an acre. The accommodation extends to around 3608 sq feet and includes a converted basement with en suite bathroom.. Approached beyond a pebble front drive with ample parking the gas centrally heated accommodation comprises: Reception hall, drawing room, separate dining room, rear extended sitting room, study, breakfast kitchen, cloaks and downstairs bathroom. At first and second floor there are 4/5 bedrooms and three en suite bathrooms and a first floor kitchen (this could easily be converted to a further en suite dressing room/bathroom).

## On The Ground Floor

### 'L' Shaped Reception Hall

Having hand laid tiled floor, two central heating radiators, ceiling light point with decorative rose, cornice, staircase rising off, double glazed back door, part parquet flooring, door to side.



### Guest Cloakroom

Housing low level WC., wash hand basin, ceiling light point, and 'Xpelair',

---

# H

## **Separate Bathroom**

Comprising panelled bath with on-line shower and curtain, low level WC., wash hand basin, central heating radiator, spot lighting, 'Xpelair', window to side.



## **Cellar**

Having central heating radiator, useful storage cupboard, cellar window to front.

## **Cellar En-suite Bathroom**

Comprising free standing bath with hand held shower, low level WC., wash hand basin, wall tiling, central heating radiator, 'Xpelair' and ceiling light point.

## **Drawing Room**

23'1" x 13'10" (7.04m x 4.22m)

Laid wooden floor, two column central heating radiators, several power points, ceiling light point with decorative rose, cornice, picture rail, sash window to front elevation with window shutters and multi paned window to front and multi paned full height window over looking the rear garden.





# H

## **Splendid Rear Living Room**

27'4" x 13'9" (8.33m x 4.19m) Two sash windows to side and 'French' doors opening out onto the delightful south west facing rear gardens, central heating radiators, several power points, ceiling pot lighting, boiler cupboard housing gas fired boiler.



## **Dining Room**

14'8" x 13'11" (4.47m x 4.24m) Central heating radiator, several power points, original cornice, ceiling light point with plaster rose, sash window to front elevation with window shutters.



## **Breakfast Kitchen**

14'0" x 13'10" (4.27m x 4.22m) Enjoying a fine aspect over the rear garden, sink unit and drainer with base units beneath, further base and wall units, single door oven and grill, Zanussi ceramic 4 ring hob with extractor fan over, built in pantry cupboard, cornice, integrated fridge/freezer, plumbing for dishwasher, central heating radiator, laminate flooring.



# H

## Views

Over looking the delightful rear garden



## Study/Office

10'5" x 9'5" (3.18m x 2.87m)

Central heating radiator, power points, ceiling light point, spot lighting, shuttered window to front elevation.



## On the first floor

A tread staircase leads to the first floor half landing

## Cloakroom

Comprising low level suite with concealed cistern, wash hand basin, central heating radiator, 'Xpelair', window to side.

## Full Landing

Central heating radiator with decorative cover, ceiling light point with plaster rose, cornice, window to rear.

## Master Bedroom Suite

Comprising:

# H

## Bedroom One

14'9" x 13'11" (4.50m x 4.24m)

Central heating radiator, power points, ceiling light point with plaster rose, cornice, sash windows to front elevation with window shutters:



## Dressing Area

14'8" x 13'11" (4.47m x 4.24m) Column central heating radiator, power points, ceiling light point with cornice, spot lighting, opaque window to front.

## Dressing Room/Bedroom Two

13'9" x 11'10" (4.19m x 3.61m)

Shuttered window giving an attractive outlook to the south west facing rear aspect, laid flooring, column central heating radiator, ceiling light point with decorative rose, cornice.



## En-Suite Bathroom

Shuttered window to rear elevation, free standing roll top bath with hand held shower attachment, separate corner shower cubicle, his and hers wash hand basin, low level WC., column central heating radiator, spot lighting, 'Xpelair', ceiling light point with decorative rose.





# H

## Bedroom Three

14'0" x 13'10" (4.27m x 4.22m)

Shuttered window to rear, central heating radiator, dado rail, cornice, ceiling light point with decorative rose.



## First Floor Kitchen

13'6" x 10'11" (4.11m x 3.33m)

Having 'Belfast' sink, a range of base and wall units with granite work surface, wine rack, range cooker point, ceiling light point, spot lighting, space for fridge freezer, central heating radiator, window to rear.



## Second Floor

A further staircase leads to the second floor landing with window to rear.

## Bedroom Four

13'5" x 12'4" (4.09m x 3.76m)

Having a range of built-in wardrobes, inset window seat, vaulted ceiling with 2 'Velux' windows, concealed central heating radiator, power points, spot lighting, large walk-in storage cupboard, window to side.



# H

## En-Suite Shower Room

Having tiled shower cubicle, WC with concealed cistern, wash hand basin, central heating radiator, 'Xpelair', shaver socket, 'Velux' skylight.



## Bedroom Five

14'2" x 10'1" (4.32m x 3.07m)  
Double door walk-in wardrobe, central heating radiator, power points, spot lighting, window to side.



## En-Suite Shower

Having corner shower cubicle, wash hand basin, WC, spot lighting, 'Velux', space saver heated towel rail, 'Xpelair' as fitted.



## Outside

The property is set back beyond a large front driveway which provides ample parking area for a number of cars, and mature privet hedge.



# H

## Delightful Rear Gardens

The delightful rear gardens are situated predominantly to the south west facing aspect, and enjoys a good degree of privacy. There is a brick paved rear seating terrace directly to the back of the house, with additional terrace which can also be accessed from the house, via the 'French' doors from the large sitting room.



## Extensive Lawn

There is an extensive level lawn, fenced to three sides, and which leads down to a mature yew tree and also a useful timber garden shed.



## Rear Elevation



## 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.

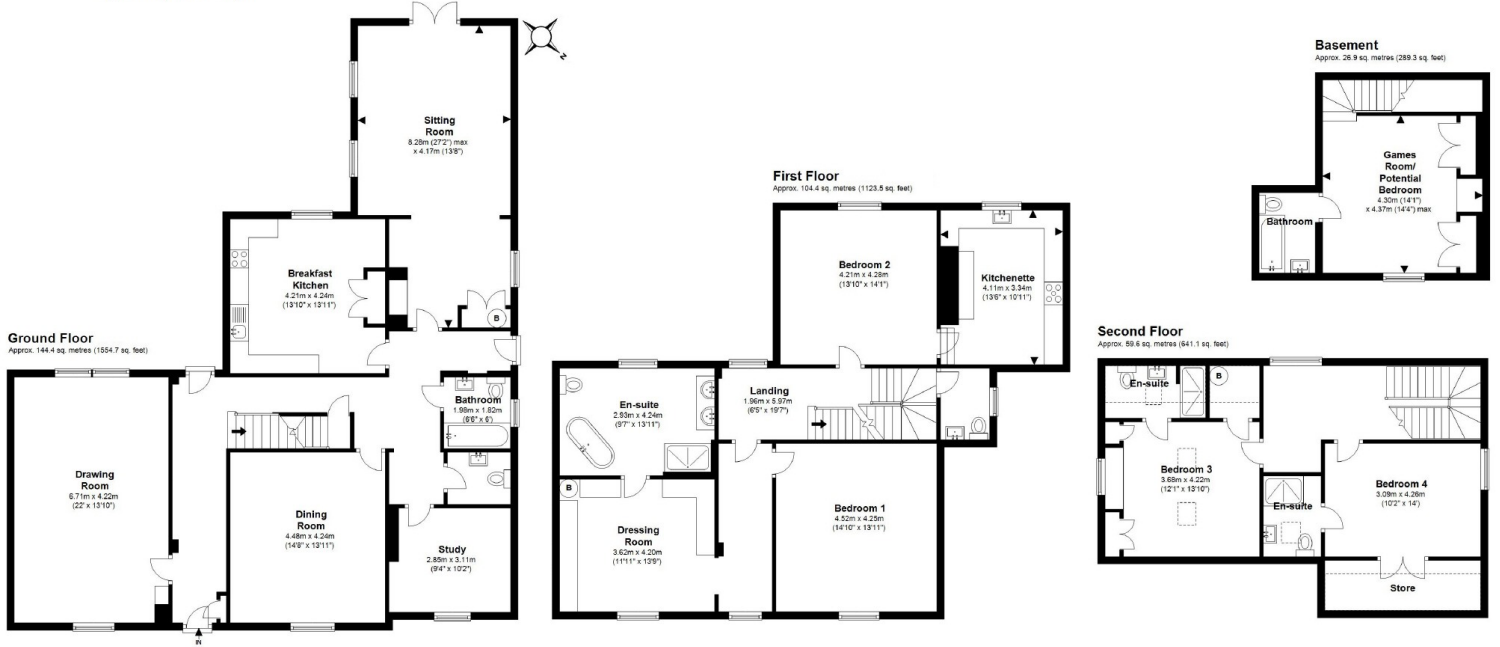
**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.





## 16 Charlotte Road, Edgbaston, Birmingham, B15 2NG

Total Area = approx 335.30 Sq.metres  
approx 3,608.70 Sq.ft



### Disclaimer

Floorplan produced for illustrative purposes only.  
Measurements are approximate only with 10% tolerance.  
Area calculations are approximate only with 10% tolerance.  
Please check all information prior to making any decisions.  
Floorplan designed by Daniel Raine Ltd [www.danielraine.co.uk](http://www.danielraine.co.uk)

### 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".