



Contemporary fitting of sink, low level WC and corner shower cubicle, fully tiled with obscure glazed window, wall mounted heated towel rail, ceiling flush ceiling and wall strip light.

BEDROOM FOUR

Rear facing double glazed window, carpeted, fitted wardrobe, ceiling light point, coving, radiator, access to:

ENSUITE SHOWER ROOM

Pedestal sink and WC, shower cubicle, ceiling strip light, fully tiled, radiator.

BEDROOM FIVE

Fitted wardrobes spanning width, rear facing double glazed window, radiator, carpeted, ceiling light point, power points.

FAMILY BATHROOM

Circular Jacuzzi bath with electric controlled settings, corner shower, two hand basins within vanity unit, fully tiled, five recessed ceiling spot lights with wall strip light, radiator..

Housing SAUNA, wooden panelling, ceiling flush light.

DOUBLE GARAGE

Two up and over garage doors, window with side aspect, power supply, fuse board, two ceiling strip lights, radiator.

ANNEX

GROUND FLOOR HALLWAY

Doors to rear and garage, two ceiling light points, power points, carpeted stairs to first floor.

Adjacent is a store housing 'Vaillant' combination boiler and water cylinder, ceiling light point, double opening doors

STUDIO/BEDROOM

Front facing window, two ceiling 'velux' skylights, two radiators, power points, two ceiling lights points, carpeted. Flexible to use as bedroom/studio/play room/home office.

KITCHEN

Rear facing window, wall and base mounted units, free standing cooker, plumbing for washing machine, ceiling light point, tiled to splash back areas, power points.

SHOWER ROOM

Upgraded, contemporary sink with matching low level WC, corner shower cubicle, windows with rear aspect, ceiling light point, tiling to splash back areas, radiator.

GARDEN

Well maintained, predominantly laid to lawn, paved patio area, gate access to front, flower bed and established shrubbery to borders with fencing to boundaries.



Norfolk Road

Edgbaston, B15 3PZ

- Five bedroom detached house
- Annex studio
- Double garage
- Over 4000 square feet

Asking Price Of £1,250,000



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

12, Norfolk Road, Edgbaston, B15 3PZ



Property Description

PROPERTY

A rare opportunity to purchase this large five/six bedroom detached family home in a much sought after central Edgbaston location. The property offers flexible accommodation over 4000 Square feet, with an annex above the double garage offering a perfect opportunity for co habiting families-young or old. Accommodation includes three reception rooms, a breakfast kitchen, three ensuite bath/shower rooms complimenting the double bedrooms and family bathroom complete with Sauna, large conservatory and study room. The property offers further features of gas central heating and double glazing (both where specified), ample storage and offers huge potential, spacious rear garden-very well maintained, in and out gated front driveway, whilst buyers should take note that the current vendors having planning consent to further extend what is already a substantial property to side and rear.

AREA

Norfolk Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops with Harborne High street beyond, and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King



Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.

APPROACH

In and out gated brick paved driveway, raised flower beds, fencing to boundaries with side gates to rear garden.

HALLWAY

Entrance vestibule leads to hallway, offering storage, two ceiling light points, decorative ceiling coving, two radiators, alarm panel, three telephone points, tiled floor and doors to:

LIVING ROOM

Front facing double glazed bay window with side window and sliding patio doors into conservatory, two radiators, power points, gas fire with marble fireplace surround, three wall light points, two ceiling light points with decorative ceiling rose and coving.

DINING ROOM

Decorative ceiling rose and coving, ceiling light point, power points, carpeted, window looking into conservatory, radiator, double doors into living room.

BREAKFAST KITCHEN

Range of wall base mounted units, roll work top surfaces, one and half bowl sink with draining area, tiling to splash back areas, sliding double glazed patio doors with garden access, power points, radiator, integrated 'Bosch' oven and four ring gas hob, 'Meile' dishwasher, 'Neff' deep fat fryer and window with side aspect.

FAMILY/SITTING ROOM

Sliding double glazed doors to garden, double doors to conservatory, carpeted, radiator, gas fire, ceiling light point with rose and coving, three wall light points, telephone point.

STUDY

Front facing double glazed window, carpeted, ceiling light point, coving, power points, radiator, fitted bespoke wooden storage units.

UTILITY

Base and wall mounted unit storage, sink with draining area, ceiling strip light, plumbing for washing machine, power points.

CONSERVATORY

Double glazed windows, double opening French doors to garden, pitched ceiling, two light points, radiator.

WC

Four recessed ceiling spot lights, low level WC, pedestal sink, radiator, fully tiled.

FIRST FLOOR LANDING

Two ceiling light points, decorative coving, obscure glazed window with front aspect, airing cupboard storage, radiator, loft access, doors to:

MASTER BEDROOM

Rear facing double glazed window, carpeted, ceiling light point with rose, ceiling coving, radiator, telephone point and power points, archway to: **DRESSING ROOM**

Fitted mirror fronted wardrobes, carpeted, four recessed ceiling spot lights, radiator, door to:

ENSUITE BATHROOM

Matching suite of corner bath, WC, bidet, two hand basins, shower cubicle, five recessed ceiling spot lights with further wall strip light, fully tiled, window with front aspect.

BEDROOM TWO

Front facing double glazed window, radiator, carpeted, ceiling light point and coving.

BEDROOM THREE

Double glazed window with garden aspect, ceiling light point, fitted wardrobe, carpeted, power points, radiator, ceiling coving, door to: **ENSUITE SHOWER ROOM**