



47 Selwyn Road
Edgbaston | B16 0SJ

FINE & COUNTRY

47 SELWYN ROAD

Occupying a superb location in a quiet cul-de-sac and with your own unique rear views across the stunning landscape of Edgbaston Reservoir, 47 Selwyn is a delightful example of a most spacious late Edwardian detached family home in the much sought after Edgbaston area.



Immaculately presented and having superb curb appeal, this exceptional family home offers spacious accommodation throughout and briefly comprises of: entrance porch and generous reception hall, guest cloakroom, sitting room, elegant dining room, open plan breakfast/kitchen, excellent orangery, side passage/laundry room, integrated garage and charming hobby room/sun room. Upstairs there is a spacious landing, a master bedroom with en-suite, a family bathroom and separate wc and three further good sized double bedrooms. Complementing the property is the equally impressive and generous landscaped rear garden and a smartly presented frontage with an in/out driveway.

From the moment you enter 47 Selwyn Road, you have a feeling of warmth and comfort, the delightful reception hall that has played host to many a carol service, party and family gathering, creates a wonderful entrance into this delightful family home. There is a useful cloakroom with wc and hand basin together with under stairs storage both accessed from the reception hall.

With triple aspect windows the light and spacious living room offers ample room for all the family to relax and enjoy the beautiful views of the garden through the French doors and orangery.

The Orangery was added to the property in recent years and has proven to be a superb addition to the downstairs space, truly making the most of the outstanding location and views across the gardens and reservoir beyond.

There is also a good sized separate dining room that overlooks the front of the property and conveniently has access from both the kitchen and the reception hall.







The breakfast kitchen is very well appointed offering a smart fitted range of wall and floor mounted units, a four seat breakfast bar, double door oven, four ring gas hob, extractor hood and a two built in sinks and drainers to both sides of the kitchen. Across from the breakfast bar is a further reception area, perfect for family seating or a dining table for more casual day to day dining. With the benefit of large glass sliding doors it also allows direct access to the beautiful terrace and gardens beyond.

There is a very useful side covered passageway which creates the perfect space for a utility room, indoor access to the double garage, access front to back and a door through to the very charming summer house/hobby room.



Seller Insight

“ This, exceptionally, beautiful house has been the much loved, spacious, family home for the present owners for the past thirty six years, and is testament to its quality and location, plus the care given to it by them over this time.

The house is set amongst other individual, established, homes along this quiet cul de sac, and No.47 backs onto the local reservoir which also supports a variety of birds and other wildlife. It also is used for leisure activities, including sailing, windsurfing and rowing. Every conceivable amenity is easily accessed from the house, alongside brilliant education opportunities. Music events, theatre, exhibitions, outstanding restaurants are all so close. The road and rail network is superb and Birmingham International Airport enables travel to all destinations, either UK or abroad.

“We had friends who lived in this road and we always admired their home, and others, in this location. Therefore, when this particular house became available, we were so thrilled. Built in 1914, the house is solid and well-constructed, and had been very well cared for by previous owners. We have, of course, maintained the house throughout our years here. The flexible layout proved perfect for our family and professional life and our main addition has been to replace and increase the size of the conservatory.”

“Every room is very special for us, but our dining room is bright, sunny and spacious and Sunday has always been the day, when eight of us comfortably sit around our table for lunch. At Christmas, and when we entertain, the room really does come into its own and, whether it be large family lunches or groups of friends, the room is ideal.”

“The garden has matured beautifully over the years and does give us lots of colour and pleasure whatever the season. We have areas for dining and relaxing and having such convenient access to the pathway alongside the reservoir, brings enjoyment, especially should we wish to take a relaxed stroll along here.”

“We must mention other delights of living in such a special location. Neighbours are very friendly and caring but we all respect privacy. Many communal events take place from sociable gatherings of interest, pancake races, Easter egg hunts. There is always something taking place for everyone to enjoy.”

“We have reached the time in our lives when we wish to downsize. The house has served us so well throughout the years. It has been a happy, welcoming family home in a location which offers, quietness and relaxation teamed with having such brilliant access to whatever is required.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Upstairs the landing is light and spacious with ample room for storage and with four excellent sized double bedrooms, three with fitted wardrobes, a luxury en-suite to the master bedroom and superb newly installed family bathroom, with a separate wc, this home offers generous space to both floors.







Outside

With a smartly laid Resin driveway to the front, the property sits well back from the road with a good sized in/out drive and mature shrubbery creating privacy to both sides.

The rear garden is an absolute delight, with the recently installed raised terraces that lead from the Orangery and the breakfast kitchen, this exceptional space is perfect for “al fresco” dining and entertaining. The generous landscaped garden offers a two tier lawn, bordered with well-established trees and shrubs including Beech, Apple, Pear and Acer. To the end of this beautiful garden is a deep mature Beech hedge creating a leafy green backdrop behind which are the wonderfully unspoilt views across Edgbaston Reservoir









EDGBASTON

Traditionally one of the most upmarket and affluent areas of Birmingham, Edgbaston is referred to as “where the trees begin”. This picturesque leafy suburb is home to both the University of Birmingham and the Edgbaston Cricket Ground.

The University of Birmingham is a traditional Red Brick institution established as the Birmingham School of Medicine and surgery and currently ranked 11th in the UK and 64th in the World.

Edgbaston Cricket Ground is home to the Warwickshire County Cricket Club. Established in the 1880's and redeveloped in 2010, the venue hosts county, national and international tests matches as well as One Day Tests and Twenty20 Internationals, as well as the Ashes.





SELWYN ROAD is approached from Rotton Park Road and is a highly desirable and sought after location. Birmingham City Centre which is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University. There are schools for children of all ages and excellent public transport facilities to all surrounding areas. Edgbaston Reservoir is also within close proximity.

General Information

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

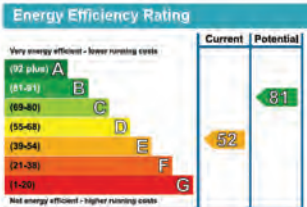
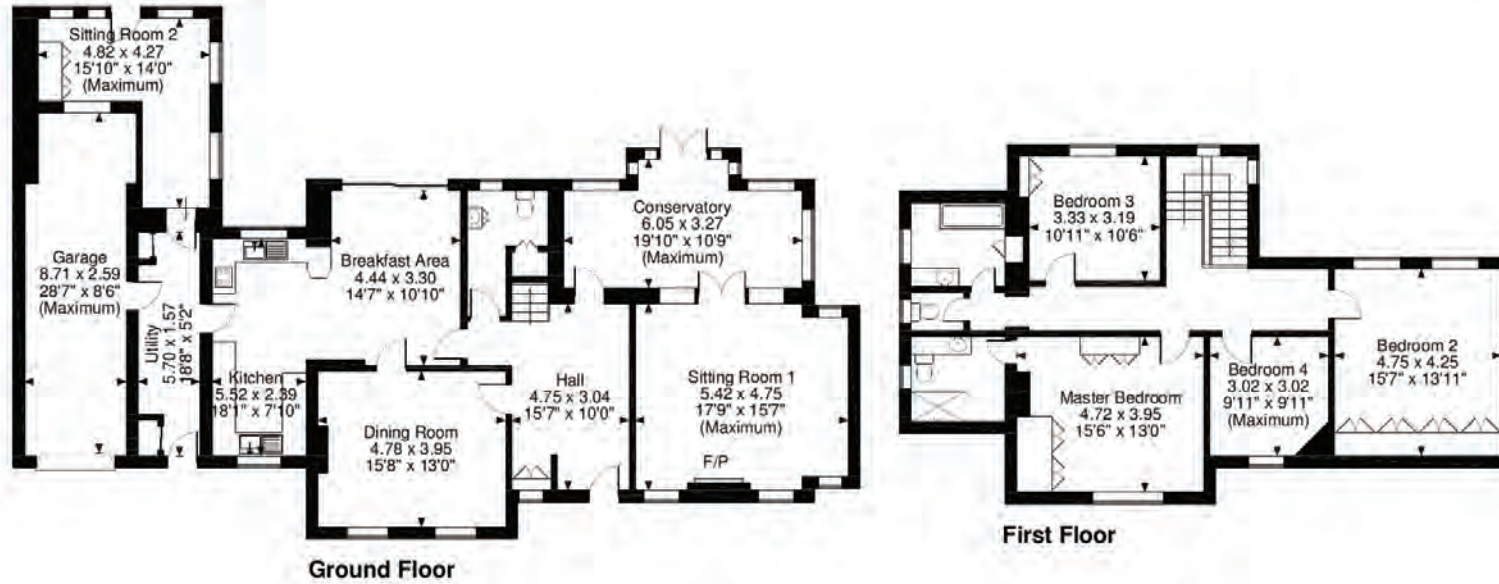
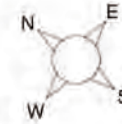
Freehold.

The accommodation is available with NO CHAIN

Viewing: strictly by appointment through the Sole selling Agents.



Selwyn Road, Birmingham
Approximate Gross Internal Area
Main House = 2578 Sq Ft/239 Sq M
Garage = 240 Sq Ft/22 Sq M
Total = 2818 Sq Ft/261 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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