



smarthomes



- A Stunning Edwardian Family Home
- Retaining a Wealth of Original Features
- Five Large Bedrooms
- Three Good Size Reception Rooms
- Re-Fitted Breakfast Kitchen
- Conservatory
- Utility Room & Guest W.C
- Family Bathroom & En-Suite Bathroom
- Extensive Rear Garden & Double Garage

## Blakesley Road, Yardley, Birmingham, B25 8XU

A rare opportunity to purchase a substantial Edwardian house built in 1911 in the shadow of the ancient Yardley Old Church and its surrounding Conservation Area. The current occupier is only the third owner of this beautiful family home in almost 110 years since being built, and although many improvements have been made the house retains its character, from the rich wood settles, parquet flooring and original leaded stained glass windows in the hallway to the faithful copies of the original stained glass patterns in the double glazed windows and many feature fireplaces, many of which are original. Offering accommodation comprising of an impressive entrance hallway, lounge, dining room, snug, conservatory, re-fitted breakfast kitchen, utility room, guest W.C, four good size first floor bedrooms, re-fitted family bathroom and separate W.C, second floor master bedroom with en-suite bathroom, stunning extensive rear garden, generous driveway for off road parking and a detached double garage with lapsed planning for a four bedroom detached property



## Property Description

Blakesley Road is a most popular tree lined road, with a row of historical oak trees that runs from the church to Stoney Lane. The property is set back from the road behind electric gates leading to an extensive tarmac driveway providing ample off road parking. There is a lawn area with well stocked shrub borders, Laurel hedges and Conifers extending to a hardwood front door with obscure leaded stained glass insert leading into

### Impressive Entrance Hallway

With original Parquet flooring, original wood settles, feature fireplace, original leaded stained glass window to front, picture rail, dado rail, coving to ceiling, wall and ceiling light points, radiator, stairs leading to the first floor accommodation, under stairs cloaks and storage cupboard and original door leading off to



### Lounge to Front

16' 7" x 13' 9" (5.05m x 4.19m) With replica stained glass double glazed bay window to front elevation with feature latches, original feature fireplace currently housing an electric fire with tiled hearth and back and ornate wooden surround, wall mounted radiator, coving to ceiling, picture rail and wall and ceiling light points



### **Snug to Side**

10' 10" x 9' 4" (3.3m x 2.84m) With leaded style double glazed bay window to side elevation, open log burner with exposed brick surround and tiled hearth and complementary mantle over, adjacent storage cupboards and drawers with original fronts and furnishings, wooden panelling, wall mounted radiator, wall and ceiling light points and door to



### **Inner Lobby**

With shelved storage and a further door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure double glazed sash style window to side, picture rail and ceiling light point



### **Dining Room to Rear**

14' 10" x 11' 11" (4.52m x 3.63m) This bright and airy room benefits from an abundance of natural sunlight with coving to ceiling, wall and ceiling light points, picture rail, a stunning original feature fireplace with tiled hearth and back and an ornate wooden mantle with mirrored insert above, wall mounted radiator, double opening doors to kitchen and an original stained glass bay window with original glazed leaded door leading into

### **Conservatory**

14' x 10' 9" (4.27m x 3.28m) Being double glazed with a glass roof, French doors leading to rear garden, wood effect laminate flooring, radiator and ceiling light point

### **Re-Fitted Breakfast Kitchen to Rear**

15' 5" x 10' 11" (4.7m x 3.33m) Being re-fitted with a range of Oak wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl ceramic sink and drainer unit with mixer tap over, further incorporating a ceramic hob with extractor hood over and electric oven below. Integrated fridge/freezer, integrated dishwasher, storage cupboard housing a wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling spot lights, a double glazed bow window to the rear aspect, further double glazed windows to sides and a hardwood door leading to

### **Utility Room**

9' 10" x 8' 7" (3m x 2.62m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit. Space and plumbing for washing machine, double glazed door and window to front and double glazed door and window to rear, tiling to floor, wall mounted electric heater, ceiling light point and door to garage

### **First Floor Landing**

Accessed from the hallway via a wooden staircase with brass runners with a further staircase leading to second floor, ceiling light point and original door leading to

### **Bedroom Two to Front**

17' 10" x 13' 11" (5.44m x 4.24m) With UPVC double glazed window to front elevation, original period fireplace with cast iron grate, tiled hearth and wooden mantle, picture rail, wall mounted radiator and ceiling light point

### **Bedroom Three to Rear**

15' 3" x 11' 11" (4.65m x 3.63m) With replica double glazed leaded light window with stained glass inserts to rear elevation, original period cast iron fireplace with tiled hearth and wooden mantle, picture rail, wall mounted radiator and ceiling light point

### **Bedroom Four to Rear**

12' 10" max x 9' 9" max (3.91m max x 2.97m max) With double glazed leaded light window with feature latches to rear elevation, feature period cast iron fireplace with tiled hearth and wooden mantle, wall mounted radiator and ceiling light point

### **Bedroom Five to Front**

8' 11" x 8' 10" (2.72m x 2.69m) With double glazed leaded light window to front elevation, original period cast iron fireplace with tiled hearth, wall mounted radiator and ceiling light point

### **Family Bathroom to Side**

In keeping with this period property, the family bathroom is fitted with a traditional style white suite comprising of a claw and ball freestanding bathtub with mixer tap and a telephone style shower attachment, pedestal wash hand basin and a walk in shower enclosure with over heard rainfall shower. Radiator, tiling to splash prone areas and floor, ceiling spot lights, deep storage cupboard with slatted shelving and an obscure leaded light double glazed sash style window to the side elevation

### **Separate W.C**

Being fitted with a white suite comprising a low flush WC and wall mounted wash hand basin. Obscure double glazed sash style window to side, tiling to splash back areas and ceiling light point

### **Second Floor Master Bedroom**

18' 9" x 13' 3" (5.72m x 4.04m) With four Velux roof windows, access to loft space, wall mounted radiator, ceiling spot lights and door to

### **En-Suite Bathroom**

Being fitted with a modern white suite comprising of a panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, ceiling spot lights and two Velux roof windows

## Stunning Extensive Rear Garden

This stunning private, extensive and mature rear garden is mainly laid to lawn with an abundance of magnificent mature trees that have been regularly maintained by the current owner. There is an extensive block paved patio area, mature shrubbed borders, panelled fencing and hedging to boundaries

## Detached Double Garage to Side

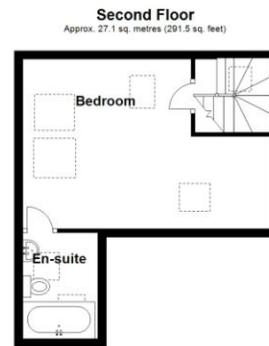
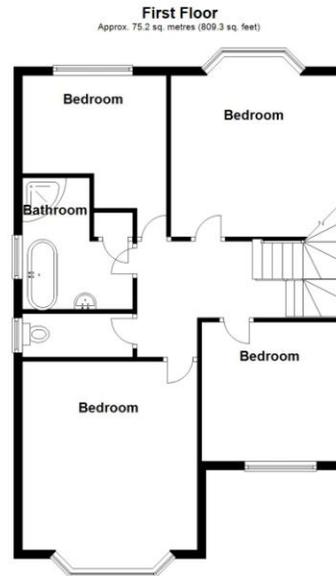
19' 4" x 19' 4" (5.89m x 5.89m) With two electric doors for vehicular access, two double glazed windows to rear, drop down ladder to loft storage, power and light points and courtesy door to utility. There is lapsed planning permission for the demolition of the garage and the erected of a four bedroom detached family home. Illustrations are held on file if required.

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

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>		78
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 250.0 sq. metres (2690.5 sq. feet)



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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 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.