



CHARTERED SURVEYORS & ESTATE AGENTS



41 Weoley Hill | Selly Oak | Birmingham | B29 4AB

Guide Price: £625,000

An impressive Edwardian family home built on an elevated plot with a lovely leafy outlook onto the adjoining neighbourhood. Situated on the Bournville Village Trust, it has excellent family accommodation on two floors and includes on the ground floor, open plan music room/sitting room, dining room, family room, office/study, conservatory with shower room and sauna, breakfast/kitchen, utility room and cloakroom. On the first floor is a master bedroom with ensuite and a further four bedrooms and family bathroom. There is a double garage with games room above, off road parking at the front and an attractive terraced garden at the back.

SITUATION

41 Weoley Hill is an attractive red-brick Edwardian family home located in a much favoured area close to some excellent educational, medical and social amenities and within easy reach of Birmingham City Centre. It is a particularly good-sized family home and is presented to a high standard, it enjoys very spacious accommodation on two floors and a superb open outlook over the neighbouring area.

There are a wide range of schools for children of all ages in the area including The Green Meadow Primary School, Northfield Manor Junior School, Shenley Court and Bournville Schools and Sixth Form College. In the private sector there is an excellent choice of schools within a short distance and these include Edgbaston High School for Girls, West House and Hallfield Preparatory Schools, The Priory and St George's Schools, The Blue Coat School. In addition there are excellent grammar schools in the area and the King Edward Foundation Schools are very popular. Birmingham also boasts some enviable places of learning with three Universities, a Medical School which is respected the world over and a new Dental College is to open along with a Science Park in Pebble Mill Road in 2015.

There are also impressive medical facilities with the new Queen Elizabeth Complex, The Women's Hospital, the City Hospital and in the private sector the Priory and Edgbaston.

There are very good shopping facilities in Birmingham City Centre including the Bullring and Mailbox which have attracted many designer outlets such as Selfridges and Armani. There is good local shopping in nearby Harborne village with its M&S Food Hall, Waitrose supermarket and other retail outlets such as WHSmith, Boots, many delicatessens and shops catering for everyday needs.

The area is also blessed with great sports facilities which include

Harborne Cricket and Hockey Club, Edgbaston and Harborne Golf Clubs, The Priory Tennis and Squash Club, Warwickshire County Cricket Club. The city centre has been transformed in the last few years by the development along the canalside with the ICC, Symphony Hall, The New Library, The NIA and the Birmingham repertory Theatre and The Hippodrome in The Chinese Quarter.

DESCRIPTION

41 Weoley Hill has many period features of Edwardian architecture at its very best with a red-brick façade, large windows all of which have been up-graded and double-glazed, picture rails and feature fireplaces.

The house is approached from the dual carriageway where there is a small portion of land allowing ample guest parking. Steps lead up to an enclosed traditional styled porch which has quarry tiled flooring and with lovely open outlook onto the road.

The front door opens into a charming open plan;

Music Room

With laminate flooring, coving to the ceiling, wall light points and two arches lead through to the sitting room at the rear which has windows and French door onto the terrace with wooden shelf above. There are downlighters to part of the ceiling and ceiling light point.

Dining Room

A large spacious room with bay window to the front and window to the side. It has wooden flooring, a pine open fireplace with pretty tiles and black hearth, hatch to the kitchen, dado rail, ceiling rose and light point. It has a great deal of character and is a favourite room in the house.

Family Room

This room has a bay window onto the front and second window to the side. There are two alcoves with fitted book shelves to each side of the chimney breast, a pine fireplace with gas fire set in a marble hearth, coving to the ceiling, ceiling rose and light point.

Office /Study

A very useful working space to the right of the family room with windows to the front and onto the garden and door through to the conservatory. It has wooden flooring, computer points and is a perfect environment to enable someone to work from home.

The Breakfast/Kitchen

This is a large room with lovely garden views through a bay window and picture window above the twin sinks. The room has an extensive array of fitted units both base and wall mounted in a pale fawn colour with mottled black continuous work surfaces, grey vinyl flooring, with cupboard space, drawers, wine rack, book shelves and plenty of



excellent storage space. There is an integrated four ring gas hob with extractor hood above, space for fridge and freezer, integrated dishwasher, two wall mounted ovens, twin sink units with double drainer and return unit dividing the working part from the dining area. A door leads through to the

Utility Room

An excellent space with dual aspect, doors through to the courtyard garden and cleaning room/garage. There are useful fitted units with Belfast sink beneath the window onto the garden, plumbing for washing machine, tumble dryer, strip lights and spotlights to the ceiling and ceramic floor tiles.

The cleaning room connects the utility room with the garage. It has useful storage space.

The double garage has a work shop at the back and steps lead up to a play area, where many hours have been enjoyed playing snooker.

The Conservatory

This is accessed from the office/study, it has ceramic flooring and currently houses a hot tub, there are shower facilities here, and hand washbasin. Double doors lead to the terrace and garden.

Cloakroom

This is accessed from the hall and has a hand washbasin set in a vanity unit with cupboard space below and cloakroom space and a door leads to the low level w.c., with an internal window onto the conservatory.

First Floor

This is accessed from the right hand part of the main hall. There is a window on the half-landing. The landing is an attractive light area with downlighters to the ceiling.

The Master Bedroom

This is a large room with big bay window onto the front and further window to the side. There is coving and downlighters to the ceiling and useful fitted bookshelves. A door opens into the en-suite shower room with shower cubicle, hand washbasin set in vanity unit low level w.c., large store cupboard, ceramic floor tiles, rust and white contrasting tiles to the walls.

Bedroom 2

A large double room on the front with bay window onto the road and a small window to the side. There is a vanity unit with hand washbasin and mirror above, an alcove in the corner with hanging rail and space and book shelves to the other side of the chimney breast.

Bedroom 3

A twin bedded room with two windows to the side, coving to the

ceiling and ceiling light point.

Bedroom 4

This is also a double room on the front with fitted cupboards either side of the chimney breast. It is bright and spacious.

Bedroom 5

This is used as a study but is a double sized room with vanity unit and hand washbasin with mirror and light above. It has two windows onto the garden and ceiling light.

The Family Bathroom

A large room with white suite which includes a pedestal bath, large shower cubicle with power shower, hand washbasin and low level w.c. It has a wall mounted mirror with downlighters to the ceiling and two windows onto the rear.

OUTSIDE

The rear garden consists mainly of terracing and raised lawned area, flower beds, shrubs and mature trees. There is access to the front.

GENERAL INFORMATION

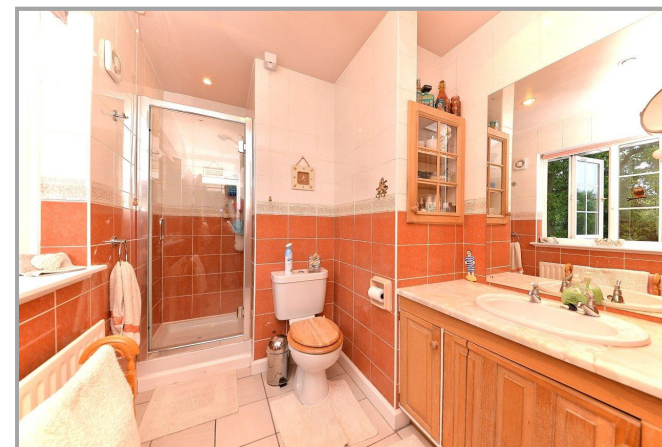
Tenure: We understand that the property is Freehold. **The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

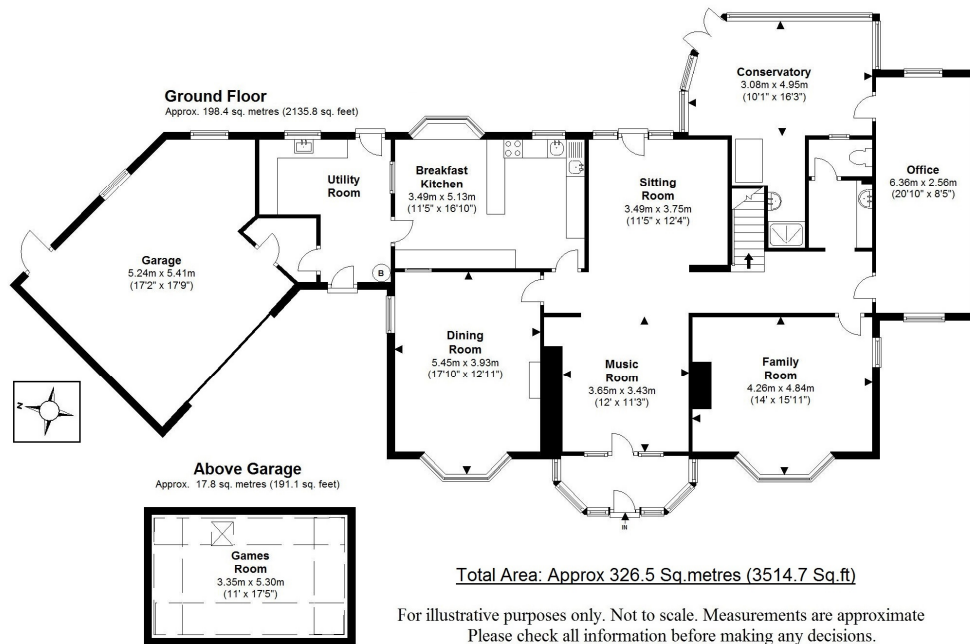
Services: All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

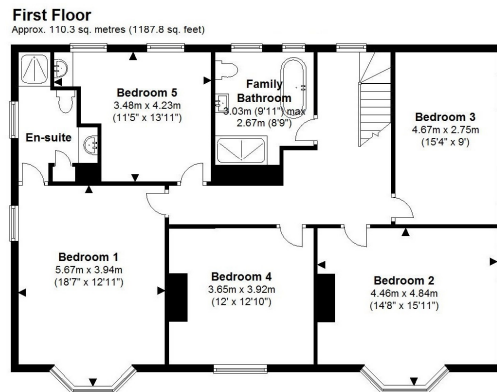
Viewing: Strictly by prior appointment with the Selling Agents: **Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS.**

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For illustrative purposes only. Not to scale. Measurements are approximate
Please check all information before making any decisions.
This Floor Plan was produced by Daniel Raine Ltd.
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