



54 Arthur Road, Edgbaston, Birmingham **BI5 2UN**

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# 54 Arthur Road, Edgbaston, Birmingham, B15 2UN

A beautifully appointed detached family home offering spacious and flexible living accommodation and set in delightful south-east facing gardens.

54 Arthur Road is approached via a substantial driveway providing parking for a number of vehicles.



**Offers in excess of:** £2,000,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** H





## The Property

A canopy porch and front entrance door lead to a central reception hallway and from here doors radiate to the principal reception rooms. The spacious drawing room enjoys a dual aspect with views over both the front driveway and the delightful rear garden with French doors leading out.

The dining room provides ample space for a large table ideal for entertaining and sits conveniently adjacent to the spacious kitchen. The kitchen is a fabulous room, fitted with a wealth of fitted cupboards and breakfast bar area. There is also space for a further dining table if required and French doors lead out to the beautiful south-east facing garden and terrace. There is also a further sitting/family room off the kitchen, ideally placed for everyday family living and perfect as a playroom, hobby room or office as required. Leading from the kitchen there is also a useful utility room.

To the first floor, the property includes a spacious principal bedroom suite with walk through dressing room and en suite bathroom. There are 4 further double bedrooms, a shower room and a spacious family bathroom.

The loft area is of substantial size and provides excellent further potential for conversion subject to all necessary consents and planning approvals.















## Garden and Grounds

The house is set behind a brick wall with generous planting creating privacy from the road. The front driveway provides ample parking whilst also providing access to the double garage. The rear gardens are situated to a south- easterly facing aspect and enjoy a private aspect. There is an expanse of lawn area and an abundance of mature planting. The double garage benefits from a rear door providing access directly to the garden. The total plot extends to around 0.3 acres.





## Location

Arthur Road is a most convenient and sought after residential location set on the renowned Calthorpe Estate in Edgbaston.

A wide range of schools for children of all ages is available including Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools.

Recreational facilities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Edgbaston Botanical Gardens and Archery Club.

## Distances

Five Ways railway station 0.6 miles, Central Birmingham 1.3 miles, M5 (J3) 6.9 miles, Birmingham Airport/NEC 10.4 miles (all distances are approximate)

## Services

Mains water, drainage, gas and electricity.

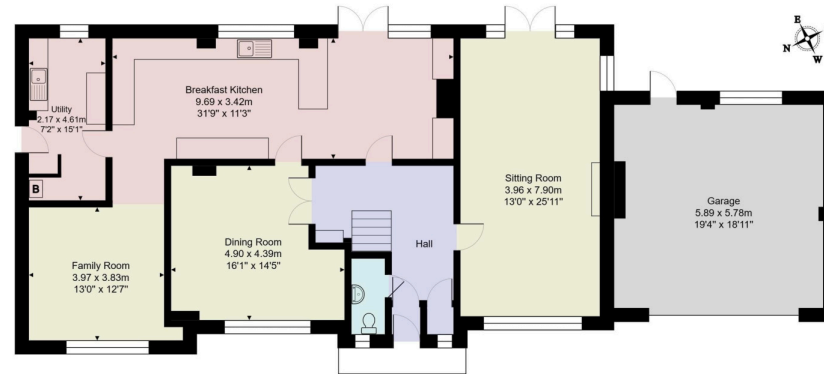
## Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.





**Ground Floor**  
Area: approx 169.8 m<sup>2</sup> ... 1828 ft<sup>2</sup>



**First Floor**  
Area: approx 131.4 m<sup>2</sup> ... 1414 ft<sup>2</sup>



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Total Area: approx 301.2 m<sup>2</sup> ... 3242 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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