



43 Kingscote Road, Edgbaston, Birmingham

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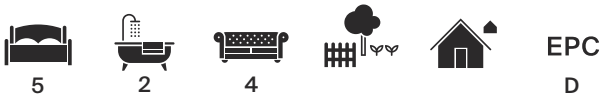




## 43 Kingscote Road, Edgbaston, Birmingham **BI5 3LA**

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This handsome, five bedroom Victorian attached family home is located on the popular Kingscote Road.



**Guide price:** £850,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** F





## Location

Edgbaston benefits from outstanding leisure facilities through to attractive open spaces, only a short distance from Birmingham city centre.

Harborne Village High Street is close by and offers a wide range of shops with an M&S Food Hall, Waitrose and Sainsburys Local as well as a range of boutiques, restaurants, pubs and coffee shops.

There are several excellent state and independent primary and secondary schools, including Chad Vale Primary School within walking distance, Edgbaston High School for Girls, King Edwards Schools for Boys and Girls, The Blue Coat School and many nurseries.

The Queen Elizabeth Medical Complex, several private hospitals and the University of Birmingham are close by as are many medical general medical practices and dentists.

## The property

This handsome Victorian attached family home is located on the popular Kingscote Road. Extended and refurbished by the current owners 43 Kingscote Road offers spacious living accommodation over four floors and combines modern interiors with original period charm.

The front door opens to an inner vestibule perfect for removing rainy day wear. The original stained glass double entrance doors with matching stained-glass window above are delightful and throw warm, coloured light in to the reception hall. Wonderfully light and bright the reception hallway with stunning original Minton tile floor also boasts decorative plasterwork, cornicing and ceiling roses, a reminder of the historic origins of the house. An attractive staircase rises to the first floor. Doors radiate to the principal reception rooms and a staircase with glazed dividing screen provides a welcoming approach to the basement.





Sitting room

The dual-aspect sitting/dining room enjoys a walk-in bay window providing views of the front aspect. The decorative coving and ceiling rose draws the eye upward and the remarkable Victorian feature fireplace creates another delightful focal point. There is a cupboard and shelving to either side of the chimney breast providing storage and display areas. The accommodation flows through a large archway into the dining space. French doors opening to the balcony terrace provide glorious views of the rear garden. There is also a feature fireplace with a canopy hood and a door that flows back to the reception hallway.

The remarkable kitchen is the heart of this fabulous home. Extended in 2011 by the current owners and with the addition of the gorgeous double-glazed garden room the space is contemporary in feel but works tremendously well with the character of this period home. Fitted with high gloss units and Corian worksurfaces there is a range of integrated Bosch appliances including an electric hob and electric oven. This bright space flows down four steps to the garden room.



Dining room

The garden room is perfect for relaxing or just sitting and enjoying the garden views. French doors open to a lovely balcony overlooking the garden and to the right a further set of French doors opens to the sun terrace.

A staircase descends to the basement which was converted in 2011 by the current owners. Fully tanked, damp-proofed and insulated there is also underfloor heating. The living/family/cinema room is a cosy, quiet space equipped with a Bang & Olufsen screen/sound system perfect for relaxing evenings in front of a good movie. A fully glazed door at the rear opens to steps that rise to the garden. There is also a useful WC.



Sitting room



Kitchen



Garden room



Living/family/cinema room



Living/family/cinema room



Principal bedroom



Principal bedroom en suite

## Upstairs

Stairs rise from the reception hall to the first floor landing where three of the bedrooms are located. The principal bedroom is beautifully appointed. Light and bright with two windows overlooking the front aspect. Fitted wardrobes to either side of the chimney breast provide ample storage and the feature fireplace is a lovely focal point. The well fitted en suite shower room was refitted in 2013 and has the benefit of a double walk-in shower and a Saniflo toilet.

Bedroom two is another delightful room located at the rear of the house with lovely garden views. There is a built-in wardrobe to one side of the chimney breast and shelving to the other providing ample storage. The focal point of the room is the delightful Victorian fireplace.

Bedroom three/study sits at the rear of the house and is currently used as a study. Rear garden views offer peace and the perfect environment for home working.

The beautifully finished family bathroom was refitted in 2017 and provides a relaxing environment to enjoy a luxurious soak in the tub. There is a shower over the bath, a wash basin and toilet.

A second flight of stairs rises to the second floor where there are a further two double bedrooms. Bedroom five sits at the rear of the house, new Velux windows and insulation were completed in 2018 making this space wonderfully light and bright.

Bedroom six sits at the front of the house. A bank of elegant fitted wardrobes provide ample storage and the lovely feature fireplace creates a super focal point.

There is access to the loft from the second floor which was insulated in 2017. This space is perfect for storage and contains a water tank.



Principal bedroom



Bedroom two



Bedroom three/study



Family bathroom



Bedroom five



Bedroom six





Garden studio

## Garden studio

The wonderful garden studio is a tucked away paradise towards the bottom of the garden. This idyllic space is perfect for relaxation and makes a perfect location for a hobby room for arts and crafts, painting, home office away from the main house or home gym this flexible space can be used for many purposes. There is wooden flooring and double glazed French doors providing glorious views back towards the house.



Garden studio

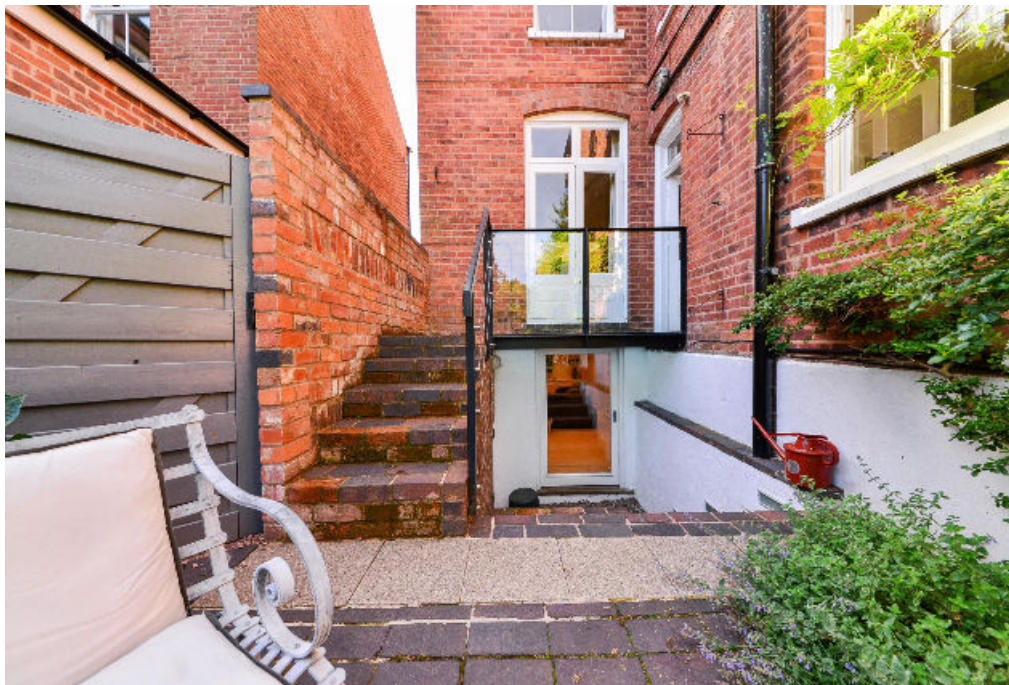


arden studio



## Garden

The beautiful large garden is a private and tranquil space. The garden has a substantial terrace built from the reclaimed blue bricks that were originally used for the floor of the cellar. The terrace and decking area are ideal for entertaining. Leading down from the decking, red brick steps bring you to the maintained lawn with a lovely stone path leading to the studio.

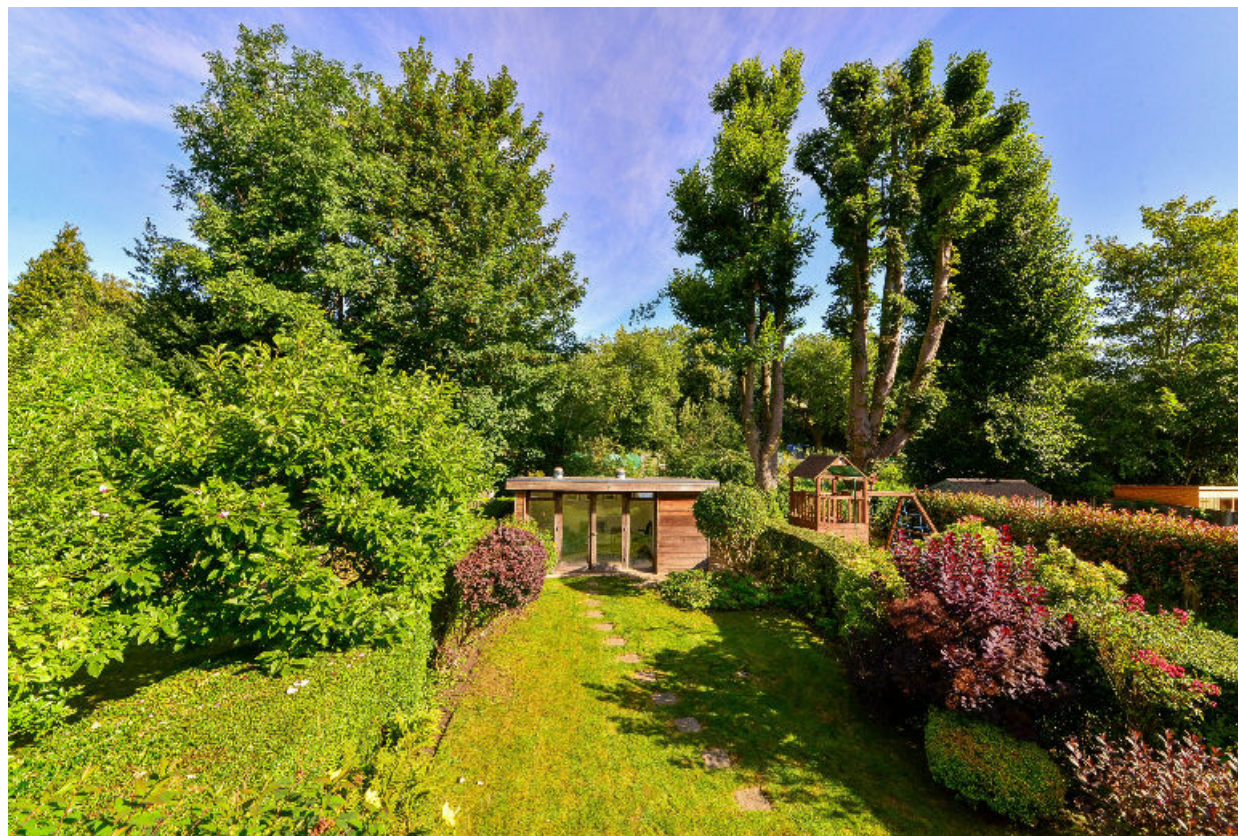




43 Kingscote Road, Edgbaston, B15 3LA.

Total Area: approx 215.4 m<sup>2</sup> ... 2318 ft<sup>2</sup> (excluding Outbuilding)

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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