



10 Austen Place, Edgbaston, Birmingham **BI5 1NJ**



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An extended and beautifully appointed detached single storey residence, located in a popular residential location.



Guide price: £1,295,000

Local authority: Birmingham City Council

Council tax band: F



The Property

The property offers superb single storey accommodation with a flexible layout and is situated in a convenient location within walking distance of Five Ways Railway Station and just over a mile from central Birmingham.

The property has been considerably extended and renovated throughout with stylish and quality fittings and a fine attention to detail. The property extends to 2112 sq ft in total (196 sq m) and enjoys a south-westerly facing garden. The open porch leads to a central reception hallway and from here doors radiate to the main reception room, study, and 4 bedrooms. There is a stunning open plan living area which provides flexible space for furniture layouts as required. This flows into the kitchen area with stylish fitted cabinetry, Corian worksurfaces and fitted appliances.

Bi-fold doors provide access to both the front terrace and rear garden, complete with substantial covered outdoor terrace, providing a superb place to enjoy the garden even in cooler months. The study is a delightful place to work and overlooks the rear garden. The 4 good sized bedrooms provide a flexible layout and could be used as further sitting room or hobby room if preferred. There are two en-suites and a principal bathroom, all of which are complete with elegant and contemporary fittings providing stunning designs.

Garden and Grounds

The house is approached via a substantial driveway and front garden with lawn area and terrace. To the rear, the garden enjoys a covered patio ideal for al fresco dining and also benefits from mature planting. The total plot extends to approximately 0.25 acre. There may be possibility to add a garage or car port to the side of the property if required, subject to all necessary consents.

Agents Note:

The railway line runs to the east side of the property and there is a right of access for maintenance to the line if required.







Location

Edgbaston is an exclusive suburb of Birmingham; Austen Place is situated off George Road in a most convenient and sought after residential location on the renowned Calthorpe Estate.

A wide range of schools for children of all ages are available in the vicinity both in the private and state sectors. They include 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 0.4 miles, Edgbaston village 0.4 miles, Central Birmingham 1.7 miles, M5 (J3) 5.5 miles, Birmingham Airport/NEC 11 miles
(all distances are approximate)

Services

Mains water, drainage, gas and electricity.

Local Authority

Birmingham City Council.

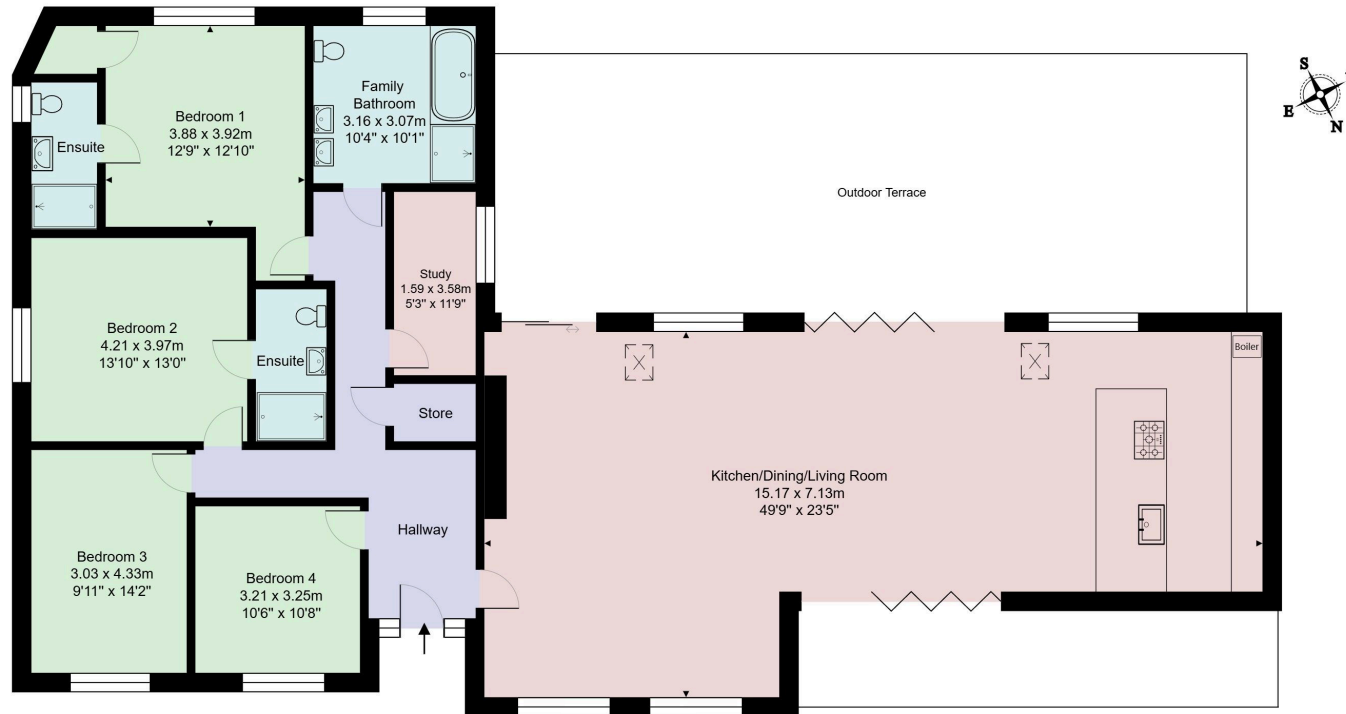
The property forms part of the Calthorpe Estate and is subject to charges.

Viewings

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



10 Austen Place, Edgbaston, Birmingham, B15 1NJ



Total Area: approx 196.3 m² ... 2112 ft²

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

Knight Frank
Knight Frank West

Midlands
102 Colmore Row
Birmingham B3 3AG

knightfrank.co.uk

I would be delighted to tell you more

Sarah Briggs
sarah.briggs@knightfrank.com



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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Particulars dated October 2024. Photographs and videos dated October 2024.

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