



26 Kingscote Road, Edgbaston, Birmingham **B15 3JY**



26 Kingscote Road, Edgbaston, **BI5 3JY**

This beautifully presented and extended family home benefits from driveway parking, garage and is within walking distance of Harborne High Street amenities. The lovely rear garden enjoys a southerly facing aspect.



Guide price: £1,175,000

Tenure: Available freehold

Local authority: Birmingham City Council

Council tax band: F



The Property

The accommodation extends in total to 2910 sq ft (270.4 sqm) and offers a spacious and flexible layout. The property is approached via the front driveway and steps rise to the front entrance door.

The enclosed entrance porch with stained glass feature door opens to a lovely entrance hallway with Minton flooring, from here doors radiate to the principal reception rooms.

The dining room overlooks the front aspect with large bay window and beautiful feature fireplace creating a delightful focal point.

The extended sitting room enjoys wonderful amounts of natural light with multiple windows and door leading out to the rear garden terrace. A further door provides access and steps rising to a fabulous home office with roof windows providing superb natural light and offering a flexible space that could be used as a playroom or hobby room if required.

The kitchen and breakfast room overlooks the rear garden and terrace area. Fitted with a range of cupboards and with space for a dining table this lovely space is ideal for everyday family living. There is also a separate utility room offering practical space and storage with further door to the garden.





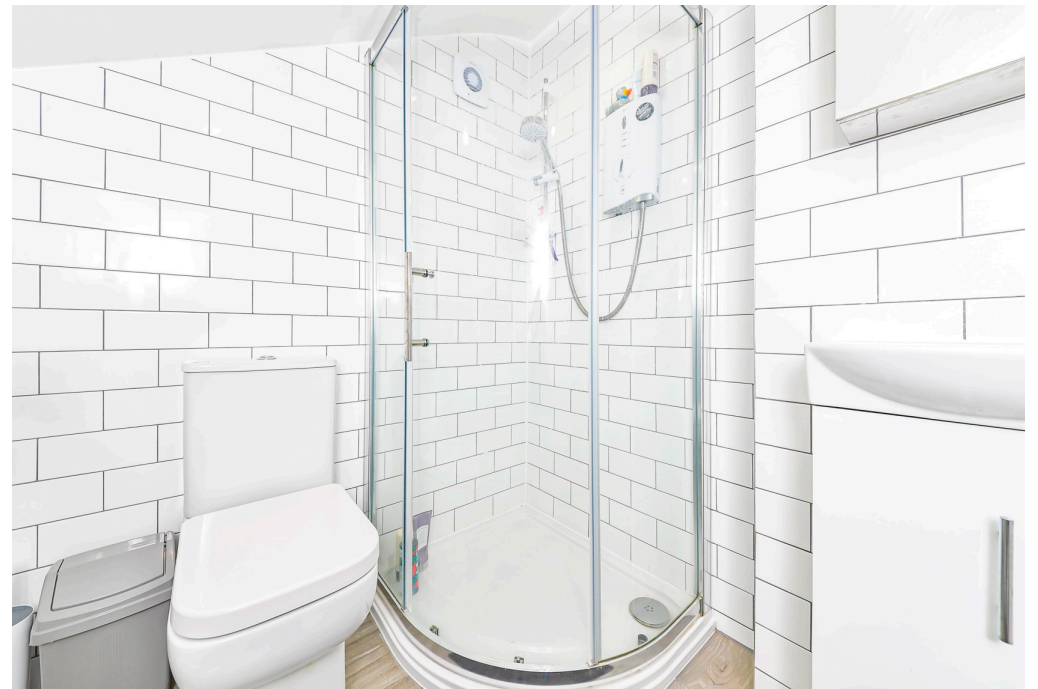


Upstairs

To the first floor, the principal bedroom suite enjoys views of the rear garden, the en suite shower room is beautifully fitted with large shower and two wash basins. Adjacent to the principal bedroom is bedroom five which could make an ideal study or dressing room if required. Bedroom two also benefits from an en suite shower room and overlooks the front aspect. Bedroom four is adjacent to the family bathroom.

Stairs rise to the second floor where there is a charming bedroom five complete with en suite shower room.







Gardens & Grounds

The delightful rear garden enjoys a south facing aspect and features a spacious terrace area with plenty of room for al-fresco dining.

Steps rise to the lawn area with planted borders.

To the front, the property benefits from both driveway parking and garage.



Location

Harborne Village is within walking distance, Birmingham City 3.6 miles, Birmingham International Airport 11.4 miles. 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.

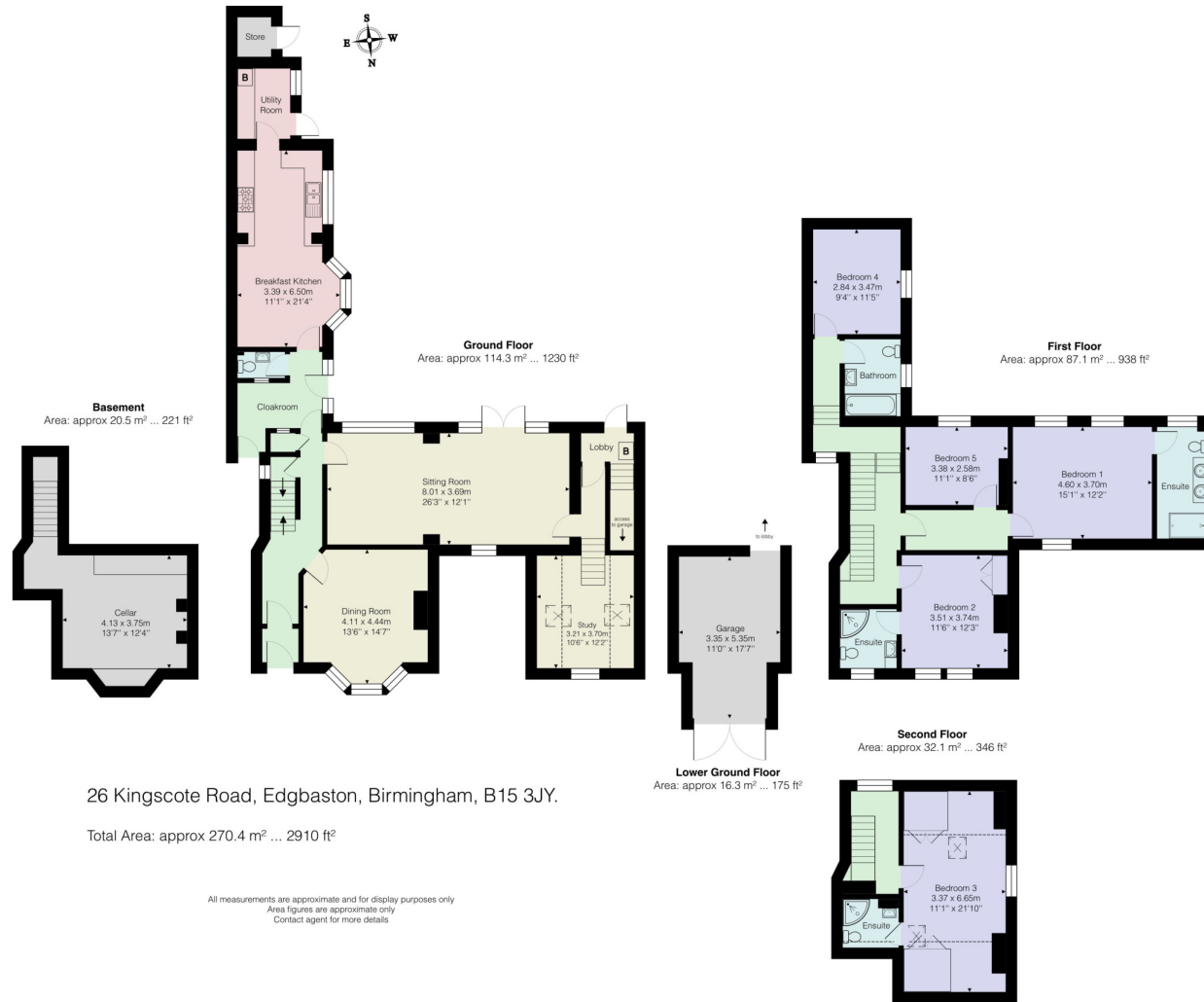
There are several excellent state and independent primary and secondary schools, including Chad Vale Primary School within walking distance, Edgbaston High School for Girls, King Edwards Schools for Boys and Girls, The Blue Coat School and many nurseries.

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.

Services

Mains water, drainage, gas and electricity.





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Total Area: approx 270.4 m² ... 2910 ft²

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

Knight Frank

Birmingham Resi

I would be delighted to tell you more

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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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Particulars dated January 2025. Photographs and videos dated January 2025.

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