



19 Yew Tree Road, Edgbaston, Birmingham **BI5 2LX**



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A beautifully appointed Grade II listed Victorian family home, offering extensive living accommodation of 4256 sq. ft. in total. The property is set in delightful south-facing gardens and benefits from driveway parking to the front.

19 Yew Tree Road boasts a wealth of period features and is situated in a convenient location within walking distance of Five Ways Railway Station and approximately a mile from central Birmingham.



Guide price: £1,150,000

Local authority: Birmingham City Council

Council tax band: F

The Property

This fine Victorian town house, listed Grade II, dates back from circa 1860, with a more modern extension to the ground floor providing an open plan dining/family room off the kitchen. This superb and flexible everyday living space is flooded with natural light.

The property still retains numerous character features, including a wonderful Minton tiled floor to the reception hall, high skirting boards, sash windows, as well as splendid marble fireplaces to the two principal reception rooms. Versatility is also provided by the adjoining self-contained annexe, with its own independent access, and ideally suited as a home office, guest suite, or self-contained living space.

On the ground floor, an entrance vestibule opens into a central reception hall with Minton tiled floor, cloakroom, living room, sitting room, rear cloaks, study, and a lovely fitted kitchen with central island. This benefits from a pantry/utility and also then leads into the family/dining room, with double glazed bifold doors opening out onto the south-facing rear gardens.

From the first floor landing, there is a superb master bedroom suite, served by an en suite dressing area and shower room, two further double bedrooms and a family bathroom. On the second floor, a landing leads off to bedroom four, which is served by a generous en suite shower, in addition to double bedrooms five and six.

The self-contained annexe is a super addition with independent access from the front driveway. An access door leads along a covered walkway to the self-contained two storey annexe comprising a shower room, open plan sitting room with kitchen and stairs rising to a first floor double bedroom. Double doors lead out to the rear garden. This flexible space offers excellent accommodation, as well as a second kitchen for those larger dinner parties!







Boasting a wealth of period features, this property also offers flexible, everyday living space



Gardens & Grounds

The house is set behind a low-level brick wall with railings and plantings. The block-paved front driveway provides ample parking. The delightful rear, part-walled gardens are situated mainly to the south-facing rear aspect and have a secluded feel.



Location

Edgbaston is an exclusive suburb of Birmingham and Yew Tree Road is a most convenient sought after residential location set on the renowned Calthorpe Estate.

A wide range of schools for children of all ages is 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 0.2 miles, Edgbaston village 0.5 miles, Central Birmingham 1 mile, M5 (J3) 5.5 miles, Birmingham Airport/NEC 11 miles (all distances are approximate)

Services

Mains water, drainage, gas and electricity.





Total Area: approx 395.4 m² ... 4256 ft²

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

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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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