



St. James Road, Edgbaston, Birmingham



17 St. James Road, Edgbaston, Birmingham **BI5 1JR**

A hidden gem situated in a delightful south-facing plot of just over a quarter of an acre. In need of some modernisation the property offers flexible accommodation over two floors including ground floor principal bedroom with en suite, two reception rooms, breakfast kitchen, study, two first floor bedrooms and a bathroom.

Location

17 St James Road is situated on the corner of St James Road and Wheeleys Road in the prime residential suburb of Edgbaston.

It is ideally located and just over one mile to the south of Birmingham City Centre.

Fiveways railway station is less than a quarter of a mile distant and provides easy access to the national rail network via Birmingham New Street Station which is just one stop down the line.

Central Birmingham 1.1 miles, M5 (J3) 5.5 miles, Birmingham Airport/NEC 11 miles (all distances are approximate)



Guide price: £700,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: F



17 St. James Road

A unique detached family home, set in wonderful grounds. The property was built for the present owners in the early 1980's and now provides an exciting opportunity for someone who is looking for a home with fantastic potential and for something on which they can put their own stamp.

Presently the majority of the 1,687 sq.ft. of accommodation is on the ground floor, but with two additional rooms plus a bathroom on the first floor. This first floor accommodation has its own separate access and is capable of being completely self-contained if desired.

The property is obscured from public gaze being set behind gates and a high rendered wall running along the frontage to St James Road. Once inside the gates, the house is approached across a courtyard parking area and is entered via a glazed porch with part glazed inner door leading into the hall which has an attractive cubicle style parquet floor which continues through to the two reception rooms.

A door from the hall leads into the dining room which has an interesting angled window to the side and sliding pocket doors leading through into the spacious sitting room. This room enjoys fine views over the garden through glazed sliding doors.

A door off the dining room opens to a corridor which leads to the kitchen and to the ground floor principal bedroom.





There is ample space for a breakfast table and there are fitted base and wall mounted units and a gas Rayburn cooker which also provides heat and hot water to the ground floor.

The ground floor principal bedroom is an excellent size and a box bay window to the side and a door leading to the en suite bathroom.

There is a second bedroom/study accessed off the entrance hall. Completing the ground floor accommodation is a cloakroom WC and a large utility room/workshop with a passageway to the front courtyard and door to the garden.

The kitchen has a pleasant rear aspect, with access to the garden via a lean-to glass house.



Upstairs

A staircase just off the hall leads up to the two first floor bedrooms and bathroom. One of the bedrooms presently has a kitchenette enabling this first floor to be used as a separate annexe if required. There is extensive eaves storage accessed off both bedrooms.

Outside

A shared drive from St James Road leads through entrance gates onto the enclosed front courtyard, providing secure parking and access to the large car port. The garden enjoys a private and south facing aspect, with a good size lower level lawn, planted rockery and mature borders with screening shrubs and trees. As presently configured, the rear garden is open to the adjacent property, although this can be fenced if desired. The house and gardens in all extend to just over 0.2 acres in total.

Services

Mains gas, electricity, water and drainage



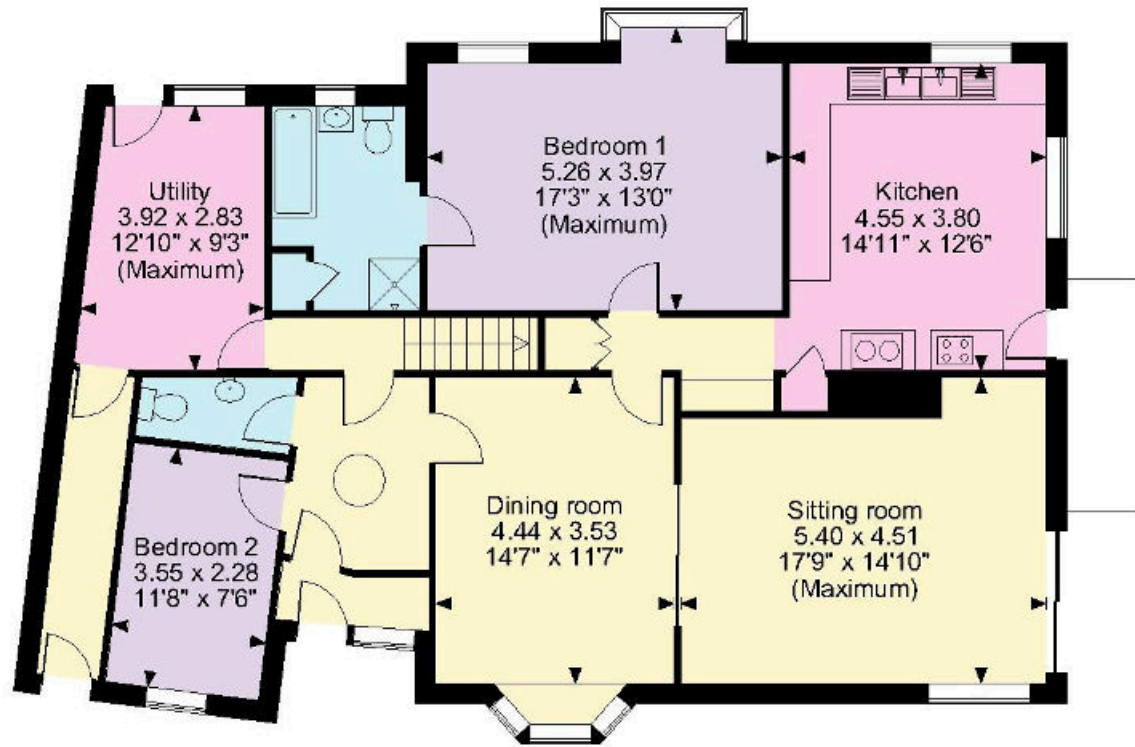
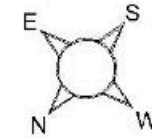


St. James Road, Birmingham, West Midlands

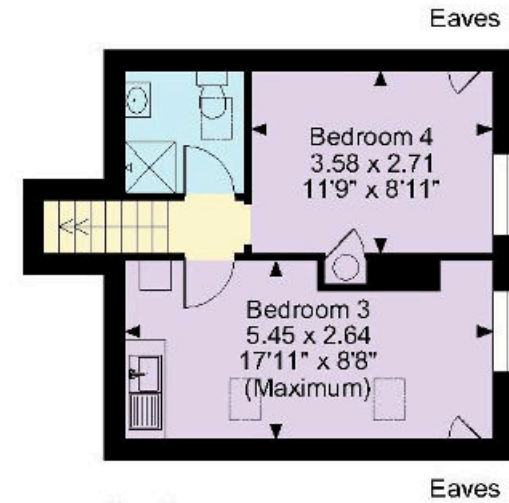
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 157sq.m (1,687sq.ft)

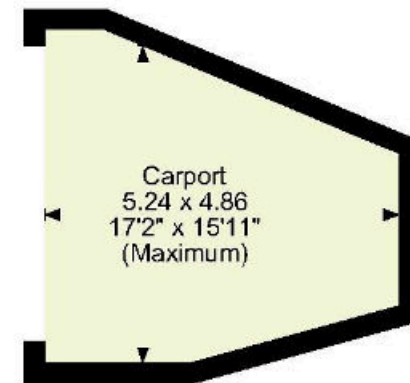
Carport = 21sq.m (221sq.ft)



ground floor



first floor



outbuilding



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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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Particulars dated May 2023. Photographs and videos dated May 2023.

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