Location

**5 bedroom house for sale in Kingscote Road, Edgbaston, Birmingham, B15**

Price

Guide price

**£850,000**

About

* 5 Beds
* 2 Baths
* 4 sitting areas

About

This handsome five-bedroom Victorian attached family home is located on the popular Kingscote Road and has been extended and refurbished to a high standard by the current owners.

Details

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 into the reception hall. Wonderfully light and bright the reception hallway with stunning original Minton tile floor also boasts decorative plasterwork, cornice 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 a glazed dividing screen provides a welcoming approach to the basement.  
  
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 a feature fireplace with a canopy hood and a door 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.  
  
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.  
  
  
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 a toilet.  
  
A second flight of stairs rises to the second floor where there are a further two double bedrooms.  
  
The wonderful garden studio is a tucked-away paradise towards the bottom of the garden. This idyllic space is perfect for relaxation.  
  
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.  
  
\*\*For a full description please refer to the brochure\*\*

Property type

**House**

Floor area

**2,318 sqft**

Council Tax Band

**F**

Tenure

**Freehold**