



CHARTERED SURVEYORS & ESTATE AGENTS



17 Norfolk Road | Edgbaston | Birmingham | B15 3PZ

Guide Price: £750,000

A substantial bungalow on a delightful corner plot in the heart of Edgbaston and on the renowned Calthorpe Estate offering superb extension/development potential subject to the appropriate consents. The accommodation is spacious with two excellent inter-connecting reception rooms, breakfast/kitchen, cloakroom and utility room. There are three fine bedrooms and a bathroom. The grounds are well-landscaped with a double garage and additional off road parking on the front driveway.

SITUATION

Ideally situated within a very popular and prestigious residential area and on the renowned Calthorpe Estate, this property is located within easy reach of Harborne High Street and the Business Sectors of Edgbaston at Five Ways. The city centre is approximately two miles away and the property is well located for easy access to the national motorway network. Birmingham International Airport and The National Exhibition Centre.

LOCAL AMENITIES

A wide range of schools for children of all ages is available in the vicinity, both in the state and private sectors. They include Hallfield and West House Preparatory Schools, Edgbaston High School for Girls, St George's, The Priory School, and The King Edward Foundation Schools. In Harborne village there are excellent state schools including St. Mary's Roman Catholic School, St Peter's Church of England School and Harborne Infants and Junior School. Down the road is also Chad Vale School. Birmingham also boasts three universities, those of Aston, Birmingham and Central England and a respected Medical School.

SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, Edgbaston Archery Lawn Tennis Club and the prestigious Warwickshire County Cricket Club, home to many international test matches are all within easy reach of this property. In addition there is the superb Barber Institute of Art at the University and the Midlands Arts Centre in Cannon Hill Park. In the past few years the area around Broad Street linking Five Ways to the City Centre has been developed and improved to provide superb excellent business and recreational facilities. Within a mile stretch can be found the International Convention

Centre with its superb conference facilities, the world renowned Symphony Hall home to the City of Birmingham Symphony Orchestra. The International Indoor Arena, Birmingham Repertory Theatre, The Hyatt and Marriott Hotels and numerous brasseries restaurants and bars. Harborne village also has a large number of attractive bistros, restaurants and coffee shops, all within walking distance of this property.

SHOPPING

A wide range of shops can be found in Harborne, with a Marks and Spencer Food Hall with a Per Una fashion range, and a Waitrose. There is a Post Office and a variety of Banks and Building Societies. Five Ways Shopping Centre is about a mile away and the city centre, which has seen so much re-development including the Bullring and The Mailbox.

MEDICAL FACILITIES

There are superb medical facilities in the area which include the University Complex, Selly Oak Military Hospital, The Edgbaston and Nuffield Hospitals, The Women's Hospital NHS Trust and City Hospital.

DESCRIPTION

17 Norfolk Road is a detached bungalow in the heart of a leafy residential area which is popular and much sought after. The property is ideal for a young family or for someone who wishes to downsize. The accommodation is spacious and the plot is delightful being located on the corner of Norfolk Road and Aston Bury, it is set well back from the road beyond a deep lawned foregarden with a variety of exotic palm trees and mature shrubs. There is an opportunity for extending the property subject to the usual planning and Calthorpe consents.

A canopy porch with security lighting, coach lamp and glazed front door opens out into a

Reception hall

This has doors leading off to the main reception rooms.

The Drawing Room

This is an elegant room with parquet flooring, an Adam style fireplace with marble hearth and back and a canopy style flame effect gas fire inset, wooden cladding to the walls, TV aerial and telephone point. Wide picture windows and a French door look



out over the rear gardens which are east and south-facing.

Double doors lead through to

Dining Room

This also has parquet floor, picture window and French door onto the terrace and gardens.

The Kitchen

This is fully fitted with an extensive range of fitted base and drawer units with continuous work surfaces, a double bowl sink unit with mixer tap, four ring electric hob with extractor hood, integrated dishwasher, Philips electric oven with microwave set in oven housing unit, with storage above and below. There is a matching range of wall mounted units with concealed lighting beneath, further matching units with integrated fridge, freezer and wine rack with work top over, and further wall units, down lighting, display shelving fitted breakfast bar with pull down light and further over head lighting. There is complementary ceramic tiling to the units, window to the front with roller blind, useful built in pantry cupboard and door leading to

Utility Room

This has a round inset stainless steel bowl with mixer tap over and base units beneath, plumbing for washing machine, complementary ceramic tiling, two useful storage cupboards, patterned glazed door and panel leading out to the side giving access to the front and rear along with the garage.

Cloakroom

This is fully tiled with inset mirror, low level w.c, bidet and hand washbasin, there is down lighting to the ceiling, glazed window with roller blind, airing cupboard which houses the burglar alarm control, hot water tank and Economy 7 central heating control.

House Bathroom

This has a Jacuzzi style bath with shower over and screen mixer tap, panelled bath surround, pedestal washbasin complementary ceramic tiling, with inset mirror, downlighters to the ceiling and roller blind to the window.

Bedroom 1

This has a mirror fronted wardrobe with hanging and storage space, and picture window to the rear.

Bedroom 2

This has mirror fronted double wardrobes, and picture window to the rear garden.

Bedroom 3

This has parquet flooring, double wardrobes with mirrored fronts and window to the front with Venetian blinds.

Double Garage

This has a personal door, an up and over door to the front, electric power point, lighting, window to the rear and cold water tap.

Side Entry

With access to the garden shed, wooden gate to the front door to the garage and outside lighting.

OUTSIDE

The gardens are delightful, with exotic palms, lawns, established flower borders and mature trees. The boundaries are fenced.

GENERAL INFORMATION

Tenure: The property is understood to be Freehold however as it is on the Calthorpe Estate it is subject to the Estate's Scheme of Management. It should be noted that any extension or alteration works require prior approval from the Calthorpe Estate.

The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Services: All mains services are understood to be available and connected.

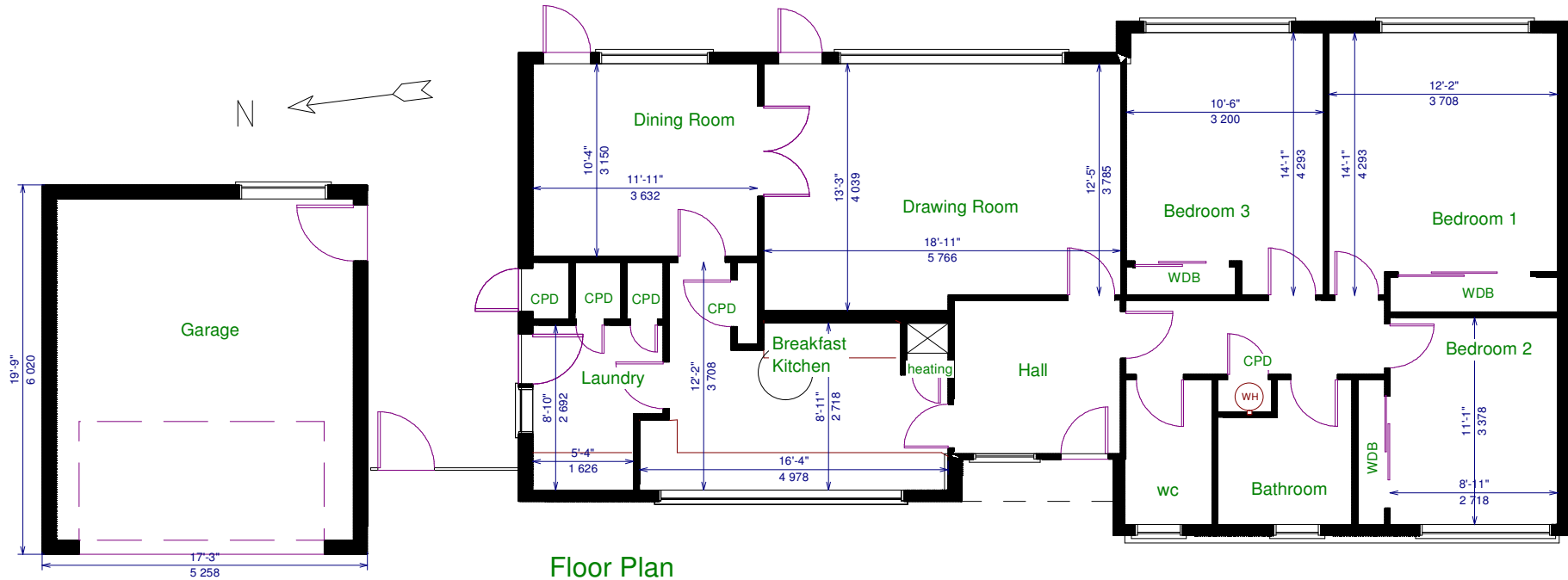
Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 40 George Road, Edgbaston, Birmingham, B15 1PL. Telephone No: 0121 454 6930. Regulated by RICS.

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Gross internal floor approx 1338 sq.m. (124 Sq. m.)
excludes garage



Floor Plan

This plan is provided as an indication of room layout only, it is not to scale.

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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		45	60	(39-54) E	40	52	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	