



CHARTERED SURVEYORS & ESTATE AGENTS



“Highfield”, 5 Farquhar Road | Edgbaston | Birmingham | B15 3RA

Guide Price £1,750,000

A substantial Victorian residence situated in a prime position within one of the most sought after roads in Edgbaston. Occupying a superb south-west facing plot of over half an acre, the accommodation extends to approximately 6,400 sq ft including reception hall, three large reception rooms, recently refitted dining kitchen, 5 first floor bedrooms (2 en suite) and family bathroom, 5 further bedrooms and a bathroom on the second floor. Beautifully maintained grounds, driveway and double garage.

#### SITUATION

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it, making this a most desirable and enjoyable place to live.

Farquhar Road is widely regarded as Edgbaston's premier address and boasts some of the area's most impressive properties.

Ideally located for access to Birmingham City Centre which lies just over a mile to the north, Farquhar Road is also well placed for the amenities of nearby Harborne which is less than a mile to the west. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops and brasseries, restaurants and coffee shops including its own Michelin starred restaurant.

Birmingham boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols. Broad Street and Brindleyplace are also nearby and have been developed and improved to provide excellent business and recreational facilities.

Superb medical facilities in the area include the redeveloped Queen Elizabeth Medical Centre which provides state of the art medical facilities for the region. The Edgbaston and Priory Hospitals are nearby, and The Birmingham Children's Hospital and City Hospital are within two and three miles respectively.

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. Chad Vale Primary and Junior School is also very convenient.

#### DESCRIPTION

Highfield is a handsome three storey Victorian detached residence of the highest quality. Lovingly cared for and updated by the present owners, the house offers modern living space with many beautiful period features retained. Beautiful high ceilings complimented by decorative plasterwork, combine with impressive room proportions to make this house ideal for family life and for entertaining.

#### ACCOMMODATION

Extending to some 6400 sq ft (595 sq m) in total, this substantial property in brief comprises:

##### On the ground floor

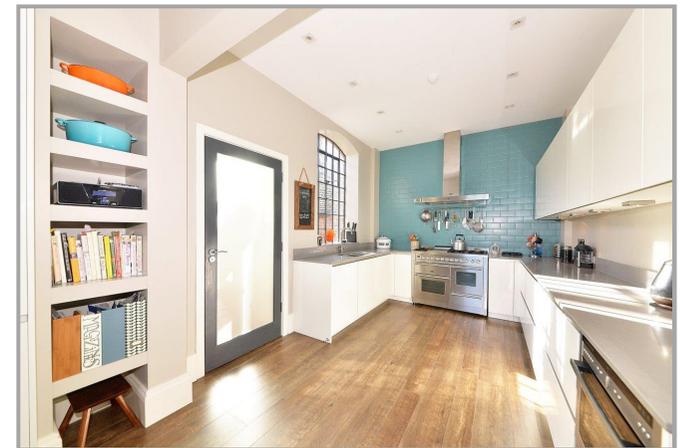
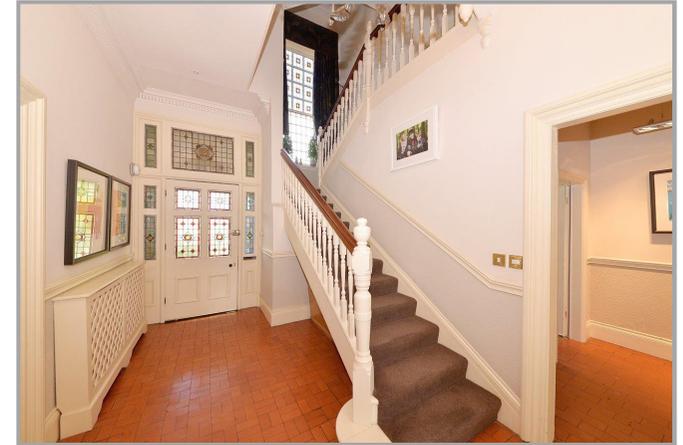
Solid timber double doors open into the **entrance porch** where an attractive stained and leaded glass inner front door leads into the **reception hall** where a most impressive gallery staircase with a splendid decorative window provides the main feature.

The **three large reception rooms** radiate off the hall. The front reception room is over 25 ft in length and has a large bay window and a further sash window providing plenty of light, whilst an original fireplace with a modern log-burner ensures that this large room remains warm and inviting at all times of the year.

The main rear reception room is almost 25 ft in length and offers delightful views of the garden through a large full height bay window with central double doors taking full advantage of the sunny south-west facing aspect. A working open fire is set within a beautiful original marble fireplace which provides an impressive focal point to this grand room.

The third reception room is presently utilised as a study, with extensive fitted furniture providing double desk space as well as plenty of storage. Another attractive original marble fireplace houses a realistic coal effect gas fire, whilst a large bay window with central double doors provides pleasant views of, and access to, the garden to the rear.

The **dining kitchen** was refitted to a high specification in 2014 and included new under-floor heating and a quality German made kitchen with extensive white fronted units and light grey engineered quartz stone work-surfaces creating a crisp and contemporary feel. An original



feature window to the courtyard adds character, and two attractive sash windows look out to the front from the dining area. Integrated appliances include a dishwasher, full height fridge and freezer, combination microwave oven and plate warming drawer, Britannia range style dual fuel cooker with double electric oven and grill and gas hotplate with six burners.

A pantry off the dining area provides further storage space, whilst a door off the kitchen leads to a **rear lobby** area with access to the front of the house as well as the courtyard and garage. A **utility room** and **cloakroom** complete the substantial ground floor accommodation.

#### On the first floor

A large central landing leads to the **five double bedrooms**. The **master bedroom** has a wide bay window to the front and a walk-in wardrobe as well as a dressing area fitted with extensive wardrobes. The en suite has been stylishly updated including a large shower enclosure with overhead rain shower, WC, and a contemporary wash basin.

**Bedroom 2** also has an upgraded en suite with large shower enclosure and fitted bathroom furniture with inset wash basin and wall hung WC.

The three remaining bedrooms on this floor are served by a luxurious **house bathroom** with a large bath set into a granite surround, separate shower enclosure, bespoke fitted furniture including wash basin with granite surround, concealed cistern WC, integrated mirror, cupboards and shelves.

#### On the second floor

A further large landing provides access to the **five additional double bedrooms and bathroom**. One of these bedrooms is currently utilised as a games/music room, one is used as a den/lounge, another is used as a study and another as a kitchenette/store room. In addition there is a further attic/store room which also houses a large pressurised hot water cylinder.

#### Outside

To the front of the property is a substantial tarmac driveway set behind a stone wall to Farquhar Road, with mature trees providing privacy and screening. To the left hand side is a double garage which links to the house via a lobby. There is a pleasant blue brick courtyard area with a brick outbuilding ideal for storage of garden furniture and equipment, but also offering excellent potential for conversion to a "granny annex", home office, or games room (subject to any necessary

consents).

The rear garden is beautifully landscaped with a large central lawn flanked by deep borders filled with an abundance of mature trees and shrubs. There is a substantial rear terrace which enjoys a sunny south-west aspect; part of which is covered by a pergola with climbing plants providing some shade. The upper section of the garden has rose beds and vegetable patches as well as a chipped stone seating/hard landscaped area.

We have measured the total plot to be in the order of 0.525 acre (0.213 ha) and the back garden stretches back an impressive 240 feet (72m) from the back of the house.

#### GENERAL INFORMATION

**Tenure:** The property is Freehold. 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. The property benefits from an intruder alarm.

**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, 7 Church Road, Edgbaston, Birmingham, B15 3SH.  
Telephone No: 0121 454 6930.**

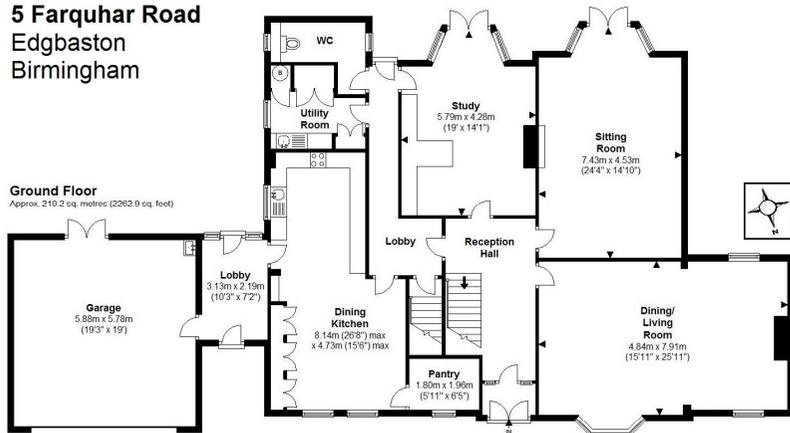
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**5 Farquhar Road  
Edgbaston  
Birmingham**

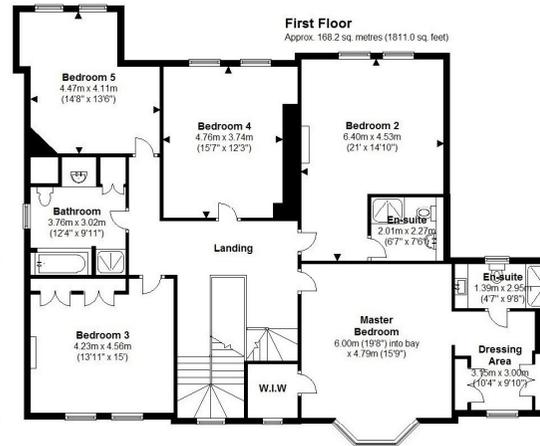
**Ground Floor**  
Approx. 210.2 sq. metres (2262.9 sq. feet)



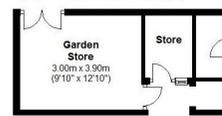
**Second Floor**  
Approx. 157.5 sq. metres (1695.1 sq. feet)



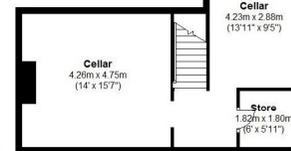
**First Floor**  
Approx. 168.2 sq. metres (1811.0 sq. feet)



**Outbuilding**  
Approx. 17.9 sq. metres (192.2 sq. feet)



**Basement**  
Approx. 42.9 sq. metres (461.9 sq. feet)



**Total area: approx 596.7 Sq.m [6423.1 Sq.ft]**

Note - this figure includes all sections of the property displayed on this document.

For illustrative purposes only. Not to scale. Measurements are approximate.  
Please check all information before making any decisions.  
This Floor Plan was produced by Daniel Raine Ltd.  
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