



CHARTERED SURVEYORS & ESTATE AGENTS



16 Woodbourne Road | Edgbaston | Birmingham | B15 3QH

Guide Price: £1,350,000

A stunning and imposing Victorian residence on one of Edgbaston's most prestigious roads. Built in the 1870s, this family home has an abundance of characterful features and offers extensive accommodation over three floors comprising a beautiful entrance hall, four spacious reception rooms, fully fitted kitchen, utility room, downstairs shower room, eight double bedrooms, two bathrooms and store room. A gated driveway provides ample parking at the front, double garage with games room above, pretty courtyard and a beautifully kept south facing rear garden.

SITUATION

Woodbourne Road is one of the most prestigious roads in Edgbaston and is on the renowned Calthorpe Estate. The property is very conveniently located for access to the business quarters of Birmingham City Centre and onward to the motorway networks for the M5, M42, M1 and M6. Birmingham International Airport and The National Exhibition Centre are within about a half hour drive away.

Woodbourne Road is also well placed for the amenities of nearby Harborne. 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.

There are great sporting venues in the vicinity which include the Warwickshire County Cricket Club, Edgbaston Golf Club, Edgbaston Priory Tennis and Squash Club. The Midlands Arts Centre in Cannon Hill Park, The Barber Institute of Art and the Botanical Gardens on Westbourne Road offer excellent 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

16 Woodbourne Road is a charming and elegant residence that has a plethora of original features, such as Minton flooring, deep skirting boards, sash windows, fireplaces, detailed coving to the ceilings and stunning stain glass windows. The current vendors have restored some of these features sympathetically and they have renovated the property over time to create a family home of warmth, style and quality. The accommodation in total extends to some 5661 sq ft.

The entrance to the property is through an attractive and detailed gothic style archway with wooden double doors that lead to the enclosed entrance porch. The inner door, which is a half panelled leaded door with beautiful stained glass insets, leads to the reception hall which is spacious and grand. The Minton flooring is immaculate, whilst the staircase to the first floor is large and imposing. Other features include panelling to quarter height, two central heating radiators, two ceiling light points and coving to the ceiling.

The four reception rooms are all of excellent proportions and enjoy a great deal of natural light due to the high ceilings and the large windows of each room. The dining room to the front and sitting room to the rear have large sash windows, detailed coving to the ceiling, handsome fireplaces, radiators and ceiling light points. The sitting room also has double doors that lead to the green rear garden. The other two reception rooms are ideal for everyday family living, with the living room to the rear also having fireplace, coving to the ceiling and doors to the outdoors and the breakfast room provides a more than adequate space



for family dining. This room is positioned to the front of the house and has a log burner installed, wooden flooring, sash windows and a former butler's staircase that leads to the first floor. The utility room is also accessed through a door in the breakfast room.

The kitchen has windows overlooking both the front and rear of the property and has an array of wooden base and wall mounted units with coloured granite work surface over, one and half bowl stainless steel sink unit with mixer tap, integrated 'Bosch' dishwasher, 'Stoves' electric hob with warming plate and two double ovens beneath and 'Stoves' stainless steel canopy style extractor hood over. There is sufficient space for a large American style fridge freezer, a cupboard that houses the Potterton central heating boiler and programmer, spot lights to the ceiling and radiator.

To complete the ground floor accommodation, there is a shower room to the rear with low level W.C, wash basin, shower cubicle, tiled floor and spotlights to the ceiling. There is also a door down to the large basement which is dry and partly used to store wine.

First Floor

The first floor of the residence has an open and light landing that has a useful airing cupboard and provides access to all four of the double bedrooms that are located here. The master bedroom is situated to the rear and has a lovely outlook to the rear garden and a walk in wardrobe and wash basin. The three other bedrooms on this floor are all large and have fireplaces, coving to the ceilings and central heating radiators. The family bathroom is to the front of the house and has a clawfoot bath, separate shower cubicle, wash basin with mixer tap, heated towel rail and coving to the ceilings. The separate W.C is matching in decoration to the bathroom.

Second Floor

The second floor is accessed through a former butler's staircase and once more provides ample accommodation. This floor matches the layout of the first floor in that it has four double bedrooms, each with fire places, windows to the outdoors, ceiling light points and central heating radiators. The bathroom and W.C. are separate, with the bathroom having bath with shower over, heated towel rail and wash basin with separate

taps. The second floor also has an airing cupboard and a large store room to the rear, which could be used for further accommodation. Additionally, there is a hatch to the handy and insulated loft space.

OUTSIDE

At the front is a gated driveway with plenty of parking for numerous cars and there is a double garage with games room and W.C. located above. The front is green and has an array of plants, shrubs and foliage towards the road. There are two passages that link the front of the house to the rear garden.

The rear garden enjoys a south facing aspect and has a pretty and bricked courtyard and patio area to the house which provide excellent entertaining spaces. Surrounding the lush lawned area are mature shrubs, plants and trees, with elevated flower beds as borders. There is a fish pond and further seating area towards the back of the plot that create a green and wonderful garden.

GENERAL INFORMATION

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.

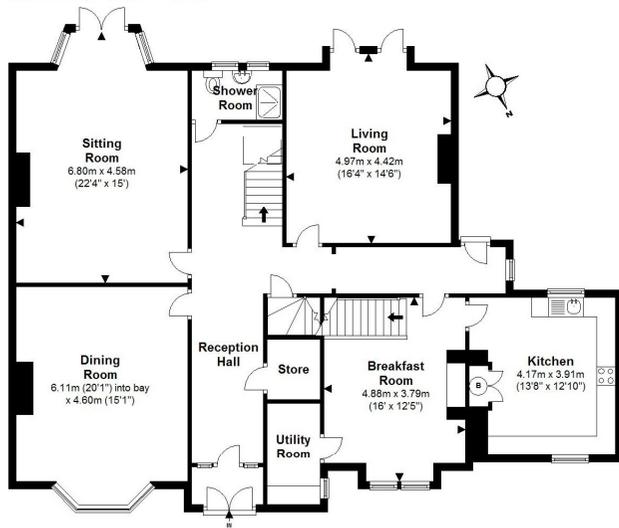
Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS.



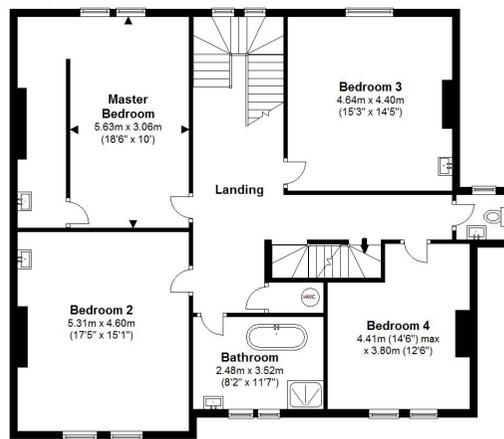
Ground Floor

Approx. 152.8 sq. metres (1645.0 sq. feet)



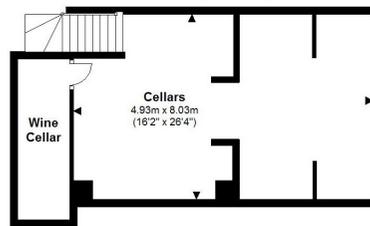
First Floor

Approx. 128.3 sq. metres (1381.0 sq. feet)



Basement

Approx. 45.9 sq. metres (493.8 sq. feet)



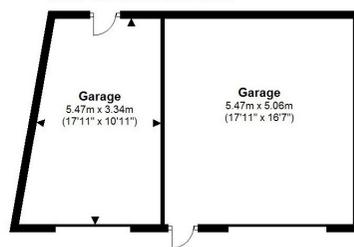
Second Floor

Approx. 126.3 sq. metres (1359.6 sq. feet)



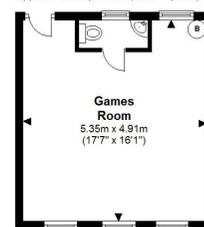
Outbuilding - Ground Floor

Approx. 48.4 sq. metres (499.2 sq. feet)



Outbuilding - First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Total area: approx 526 Sq.metres [5661 Sq.ft]

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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