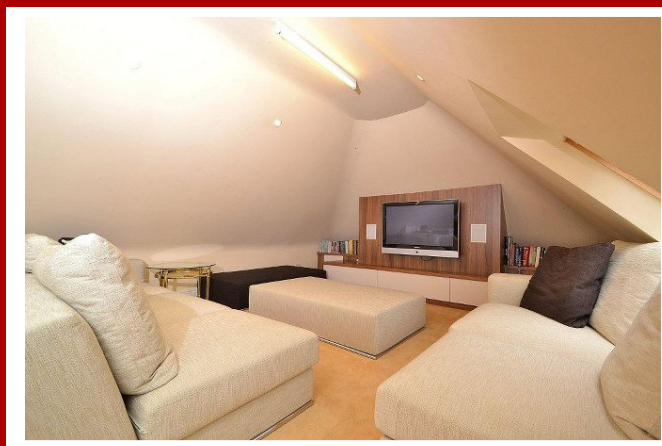




CHARTERED SURVEYORS & ESTATE AGENTS



88 Harborne Road | Edgbaston | Birmingham | B15 3HN

Guide Price: £1,200,000

A fine detached family home in a private location set behind security gates. Extending to 3900 sq.ft in total, the ground floor accommodation comprises three well-proportioned reception rooms, large conservatory, breakfast/kitchen and second kitchen. The first floor has two suites with en-suite facilities and dressing areas, two further double bedrooms and bathroom. The second floor has a large guest room with en-suite cloakroom, a den/cinema room which could be a sixth bedroom. The grounds are private and well-tended and at the front there is a double garage and large driveway.

SITUATION

The property is situated in one of Edgbaston's premier residential areas approximately 1 mile to the south east of the City Centre and on the prestigious Calthorpe Estate. There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6.

LOCAL AMENITIES AND FACILITIES

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, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward Foundation Schools. Harborne Infant and Junior School at Station Road and Chad Vale Primary and Junior School are also very convenient.

There are superb medical facilities in the area which include the Queen Elizabeth Medical Complex, the Combined Military Hospital at Selly Oak, the Edgbaston Nuffield and Priory Hospitals, The Princess Diana Children's Hospital, The City Hospital and the Women's Hospital.

SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The Archery Tennis Club and the Warwickshire County Cricket Ground are all within two miles of the house. The Birmingham Botanical Gardens are within a few hundred metres.

During the past few years, the area around Broad Street, linking Five Ways to the City Centre has been developed and improved to provide excellent business and recreational facilities. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world-renowned Symphony Hall, home to one of the leading orchestras in Europe. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

SHOPPING

Harborne High Street, with its supermarkets, restaurants and shops, is approximately a mile away. In addition, the City Centre offers some of the best shopping in the country. The recently completed Bullring Shopping Centre contains over 140 shops including the only Selfridges department store outside of London and the exclusive Mailbox development which was completed in 2002 is host to a range of designer outlets including Armani and Harvey Nicholls. There are also large Morrisons and Tesco supermarkets at Five Ways, which is approximately half a mile away.

DESCRIPTION

88 Harborne Road is a traditional detached house offering well laid out accommodation over three storeys. The property is set in a secure gated setting with a large driveway providing added privacy from the road.

The large **reception hall** contains a dominating staircase and leads off to a generous **cloakroom** and a **shower**



room, which contains a shower, w.c. and wash basin. The hall also provides access to the principal reception rooms, including the **drawing room** with dual aspect, a feature glass fronted, log effect gas fire and recessed low voltage down lighters. There is also a **dining room** that leads through to the **sitting room**, which has a corner glass fronted, log effect gas fire and recessed low voltage down lighters.

Access to the side hall is separate from the main house, with built in storage cupboards and door through to the **garage**, with remote door to front. This is a vast space with useful storage cupboards to the one wall and also houses the main gas central heating boiler and hot water cylinder.

The **kitchen/breakfast room**, with splendid views of the rear gardens, is fitted with a variety of wall and base cupboards as well as appliances to include a gas four ring hob, dishwasher and microwave. The side of the property can also be accessed through the kitchen via a part double glazed door. The house also contains a separate second fitted kitchen, with base and wall mounted cupboards, granite worktops, and appliances to include a dishwasher, 5 ring gas hob, oven and grill and a fridge-freezer, as well as a further door to the side of the house. An excellent **conservatory** is accessed from the kitchen, with French doors continuing onto the rear terrace and gardens.

On the first floor, a gallery landing leads to the **master bedroom** which includes fitted wardrobes, a dressing area and an **en suite bathroom** with bath, walk in shower cubicle, w.c. and wash basin. The **second bedroom** also has a dressing area, fitted wardrobes and an accompanying **en suite shower room**. There are a further **two bedrooms**, both with fitted wardrobes, and a family **bathroom** with bath, w.c, washbasin, wall mounted storage cabinets and bidet.

On the second floor is a **fifth bedroom**, with plentiful storage within the eaves space, an **en suite cloakroom** and **cinema room/bedroom 6**, with excellent levels of natural light via numerous Velux roof light windows.

OUTSIDE

The charming and private gardens are situated mainly to the rear, where there is an extensive seating terrace with half height retaining walls, a built in barbeque area and exterior lighting. The gardens are mainly laid to lawn, and lead down to a useful outbuilding.

The front of the house has a large block paved driveway which provides excellent parking for a number of cars. There is also a pretty lawned area to one side.

GENERAL INFORMATION

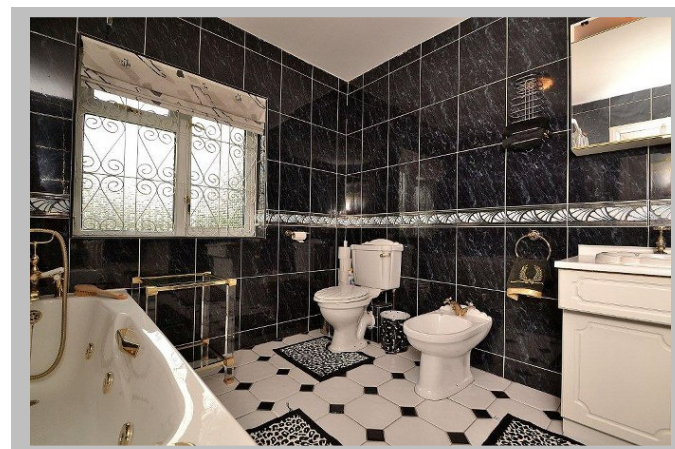
Tenure: The property is Freehold.

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.

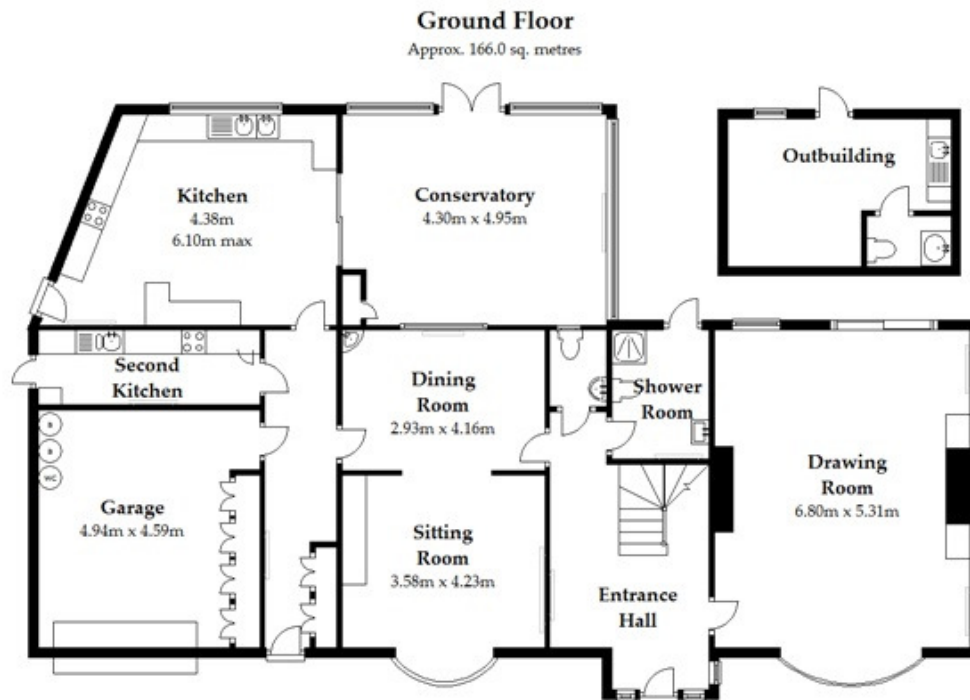
Services: All mains services are understood to be available and connected.

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.**



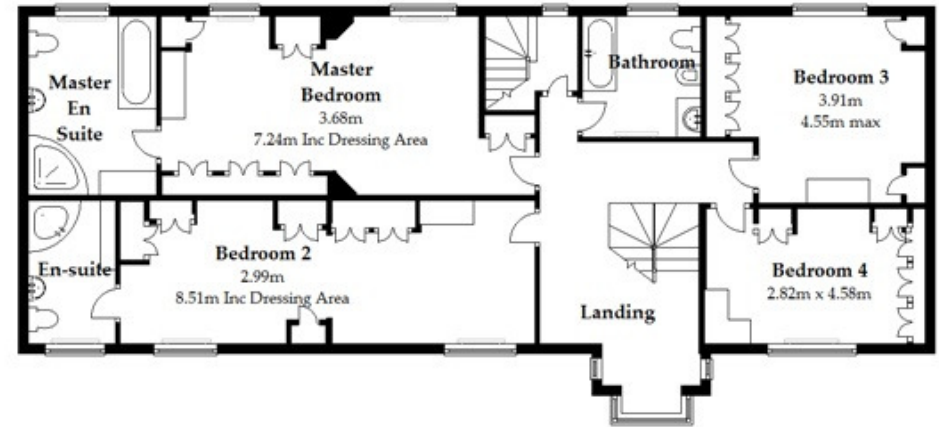
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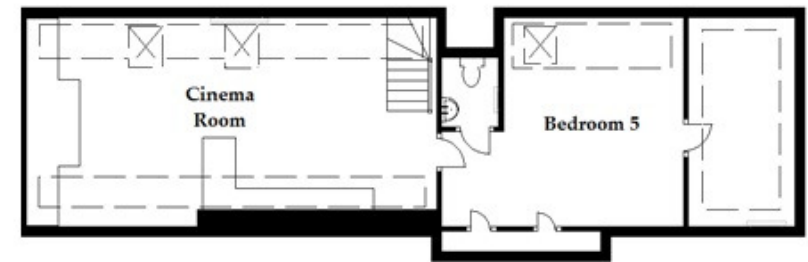
Total area: approx. 375.3 sq. metres

For illustrative purposes only. Not to scale. Measurements are approximate.
Plan produced using The Mobile Agent.

First Floor
Approx. 140.7 sq. metres



Second Floor
Approx. 68.6 sq. metres



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