



11 Woodbourne Road  
Edgbaston | B15 3QJ

FINE & COUNTRY

# WOODBOURNE ROAD

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Situated in one of the most popular locations in Edgbaston, this exceptional character family residence is beautifully presented and generously proportioned throughout. Occupying a superbly elevated wide plot, with a substantial frontage, in and out drive and delightful rear gardens of just under half an acre.



Extending to almost 5000 sq. ft across two floors the accommodation briefly comprises of: entrance vestibule, panelled central reception hall, cloakroom, drawing room, dining room, living/family room, study/office, music room, large conservatory, superb open plan fitted kitchen/breakfast room, rear lobby, second kitchen/utility/laundry, second cloakroom, pantry and boiler room. To the first floor there is a superb master bedroom with large en suite bathroom, 3 further double bedrooms, family bathroom, shower room and bedroom 5/snooker room (with potential to convert into 2 bedrooms). Tandem garage. Deep in and out front driveway parking and well maintained mature gardens. About 0.41 acre in total.

#### DESCRIPTION

11 Woodbourne dates from around 1936 and retains many stunning original features such as the fine oak wall panelling, oak flooring and Art Deco style fireplace located in the reception hall, the splendid inglenook with an Art Deco style marble fireplace and coal effect gas fire set within the drawing room, as well as a Minster style stone fireplace to the dining room.





Over the years the present owners have substantially improved the property, creating the perfect balance between contemporary family living blended seamlessly together with traditional period characteristics. Other more recent improvements have included: new boiler and mega-flo system feeding the gas fired central heating system, superb newly fitted oak and glazed internal doors on the ground floor and an excellent alarm system with police and fire monitoring support and a 3 phase electricity supply. One of the most recent and exceptional improvements has been the installation of a stunning high quality and beautifully appointed 'L' shaped kitchen and breakfast room, with its bi-folding doors allowing direct access to the delightful rear gardens.

From the moment you step foot through the beautiful double glazed oak front doors and the inner oak door, this very exceptional property radiates the warmth of a loving family home. The fine entrance hall with its stunning exposed oak flooring, three quarter height oak wall panelling and charming Art Deco style stone fireplace offers the perfect reception hall for this charming residence.

Leading from the reception hall is the well-appointed cloakroom, three principal reception rooms and the fitted kitchen/breakfast room.

The beautifully presented drawing room with its large double glazed window to the front, offering a south west facing aspect, creates a light and spacious reception area to relax and entertain. The main focal point of the room is the impressive Art Deco marble inglenook fireplace and a coal effect gas fire set within.

With connecting doors leading through to both the kitchen/breakfast room and reception hall the fine Dining Room is perfectly positioned for formal dining and family entertaining. Again facing the private frontage, this room also boasts an impressive Minster style open stone fireplace.





Leading from the hallway to the rear of the property is the excellent living/family room providing a wonderful everyday space for the family. The contemporary feel to the décor and modern style raised gas fireplace, offers a contrast to the more formal reception rooms to the front and further leads through to a succession of areas having a multitude of uses. Directly leading from the living room is an excellent study with sliding patio doors connecting through to the rear conservatory.

Beyond the study is a further substantial dual aspect reception room, currently used as the family music room and also enjoying direct access to the conservatory through double French doors. The magnificent conservatory offers a delightful setting to relax and enjoy the wonderful views across the gardens and direct access to the patio area and terraces. Whether used as an alternative dining area, further lounge, gym or an excellent spacious area for parties and entertaining, this room is a fabulous addition to the ground floor layout.

Providing practical living space with a high level of specification the superb open plan breakfast kitchen is perfectly created for modern family living. This room has large grey polished porcelain floor tiles, and is fitted with a range of base and wall mounted cupboards, granite worktops, sink unit with a mixer tap and waste disposal, and a central island unit having a shaped granite top, ample storage cupboards and drawers beneath. There are a range of quality appliances to include a De Dietrich 5 ring induction hob, with pan drawers beneath and a glass extractor hood over, De Dietrich double oven, separate De Dietrich microwave/oven/grill and a further double oven/grill, as well as 2 integrated fridges and a Siemens dishwasher. Bi fold doors and separate French doors lead out onto the rear terrace and gardens.

The spacious inner lobby provides access to the utility/laundry room, with fitted cupboards, worktops with circular sink unit, and space for a fridge and space and plumbing for a washing machine, dryer and a dishwasher. There is also a second cloakroom, pantry/freezer room and a large boiler/drying room housing the two Worcester central heating boilers (recently installed).

# Seller Insight

“We'd lived in and around Birmingham over the course of our working lives and every time we moved out of Edgbaston, we realised just how convenient it is to live there!” says Paul. “We were looking to move back in to the area 13 years ago, and good properties that met our requirements were few and far between. As soon as we walked through the door, we had our 'Namia moment' as we realised the great potential and we pounced at the chance, even though it needed a lot of work.”

“The house was like a warren when we bought it. We removed the dividing wall and chimney in the kitchen and opened it up and out into the garden. It's now a large space which is great for entertaining. The marble bench seats 4 people, the dining table seats 6 and there's a settee for our guests to relax on whilst we indulge in our love of cooking.”

“It's a great party house and we've got lots of fond memories of special occasions including our daughter's 18th and 21st birthday parties and my 50th birthday party,” says Paul. “We hired a band who played in the conservatory and we partied with 60 of our guests.”

“We have been members of Edgbaston Priory Club where we enjoyed playing tennis and squash and there are plenty of golf courses nearby. The restaurant scene is really on the up and we like to save up and treat ourselves in Simpsons, a Michelin starred restaurant,” says Paul. “It's fantastic being so close to the Bullring for shopping and we can be there in 10 minutes, leaving early on a Saturday morning.”

“The Chad Valley railway is only a 2 minute walk away from us. The line isn't used anymore creating a pedestrian route to Harborne centre, or in the other direction is Edgbaston Reservoir which is great for sailing and walking.”

“We have loved the convenience of living here. Our daughter attended Edgbaston High School for Girls which is only ¼ mile away and we can be at work in the city centre with only a 20-minute commute. I can be in London in just under 90 minutes on the fastest direct train from New Street Station which is close by. We're also close to the M5 meaning that the South West is very accessible too.”

“The thing we'll miss most is the size of the property. It's great living somewhere with so much space. We use the kitchen, family room and bedroom most of all but it's brilliant knowing that we have lots of space around us. It's the feeling of openness that makes this such a great home.”\*







“ Our favourite room is undoubtedly the kitchen. It's been fitted out exactly as we wanted and it's a great space for cooking and entertaining. We've had a purpose-built larder installed in one of the rooms off the kitchen and there's a separate utility room/second kitchen which is really useful.”





“ We have a large snooker room, which houses a full size snooker table. We originally debated over whether to turn it into two additional bedrooms or gym but we’ve had too much fun in this room being really bad at snooker..”

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### The First Floor

Leading from the reception hall is the impressive oak panelled staircase leading to the first floor accommodation.

The Master bedroom is spacious, light and airy and has a superb range of luxury fitted oak furniture including excellent sized wardrobes, dressing table and bedside drawers. Leading from the bedroom is the substantial and most luxurious en suite bathroom complete with twin wash basins, panelled bath, bidet, wc and an excellent sized walk in shower room with its central rain shower head. There is also a tall inset storage cupboard where the newly fitted hot water tank is housed.

The first floor also has a separate shower room plus a further bathroom and three additional excellent sized double bedrooms. Along the landing further steps lead to a generous snooker room complete with full sized snooker table. This room has huge potential to be converted into two further separate bedrooms if required, creating a six bedroom house.







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## OUTSIDE

Set well back from Woodbourne Road in a superb elevated position, the property enjoys an excellent wide and deep in and out front drive and is entered through double wrought iron gates flanked by brick piers. There is ample parking for numerous cars, and a large shaped front lawn. The landscaped front gardens have beautiful flowering trees and shrubs and mature rockery borders. The top of the driveway gives access to the tandem garage (with a remote controlled door). Side gates gives separate access to the rear to either side of the house.

The extensive rear gardens have been lovingly landscaped and maintained over the years. They are a truly wonderful feature of this family home and offer a peaceful retreat with ample space for both garden enthusiasts and family recreation. There is an extensive brick and paved seating terrace directly to the back of the house, enjoying a good degree of privacy, beyond which lies the level central lawn. There are well planted beds, and a variety of mature shrubs and trees as well as a kitchen garden area to the far end. A paved pathway, flanked by clipped privet low level hedges, continues on to a feature brick pergola and an additional paved seating terrace.







# BIRMINGHAM

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Lying at the seat of England's industrial and commercial heartland, the "Second City" is the very model of a beaming cosmopolitan global city that sets the standard for others to mirror. It is home to the world famous City of Birmingham Symphony Orchestra (CBSO) based at the iconic Symphony Hall, renowned for its outstanding acoustics and Birmingham Hippodrome plays residence to the Birmingham Royal Ballet (BRB). Along with a magnificent and striking new library, Birmingham is increasingly recognised as an important cultural hub in the UK.

Birmingham also boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Sels department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols. Grand Central opened in 2015 as part of the New Street Station Gateway re-development. The mall, designed with a glass atrium roof as its centre piece, is home to over 60 stores across 500,000 sq ft with John Lewis as main anchor. Many of the shops, restaurants and cafés are new to the city including Cath Kidston, The White Company, Kiehls and Giraffe.

Alongside outstanding museums and galleries you'll find an increasing number of gastronomic restaurants, cool and/or secret cocktail bars and picturesque canals with waterside bars, restaurants, attractions and cruises. Thriving legacies of Birmingham's industrial heritage include its Jewellery Quarter, Cadbury manufacturing plant and a former custard factory that's been transformed into a cutting-edge creative hub.

With construction on the High Speed Rail (HS2) line – connecting London with Birmingham in just 45 minutes by 2026 – set to boost employment and the economy, 'Brum', as it's dubbed by locals, is buzzing.



# EDGBASTON

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Traditionally one of the most upmarket and affluent areas of Birmingham, Edgbaston is referred to as “where the trees begin”. This picturesque leafy suburb is home to both the University of Birmingham and the Edgbaston Cricket Ground.

A wide range of schools for children of all ages are available both in the state and private sectors. Examples are West House and Hallfield Preparatory Schools, The Blue Coat School, Edgbaston High School for Girls, St George’s, The Priory and King Edward Foundation Schools and a choice of excellent grammar schools for both boys and girls. There are also good state schools in Harborne Village such as St Mary’s Roman Catholic School, St Peter’s Church of England School, Harborne Infants and Junior School and Chad Vale. There are superb medical facilities in the area both in the NHS and private sectors, they include the new University Hospital NHS Trust, The Women’s Hospital, The Edgbaston Nuffield and Priory Hospitals and The Princess Diana Hospital for Children.

Edgbaston Priory Tennis & Squash Club, Edgbaston, Harborne and Moseley Golf Clubs, Harborne Hockey & Cricket Club, The Archery Tennis Club, and the prestigious Warwickshire Cricket Club are all within easy reach. The Birmingham Botanical Gardens are nearby, as is Cannon Hill Park with its Midlands Arts Centre and the exciting Barber Institute of Art at Birmingham University. In 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 the City of Birmingham Symphony Orchestra. The National Indoor Arena, venue for many international sporting and cultural events, is close to the same complex as is The Birmingham Repertory Theatre, The Hyatt and Marriott Hotels, numerous restaurants bars and bistros. Birmingham is also the base for The Birmingham Royal Ballet. The world famous Royal Shakespearean Theatre at Stratford-upon-Avon is about an hour away by car.



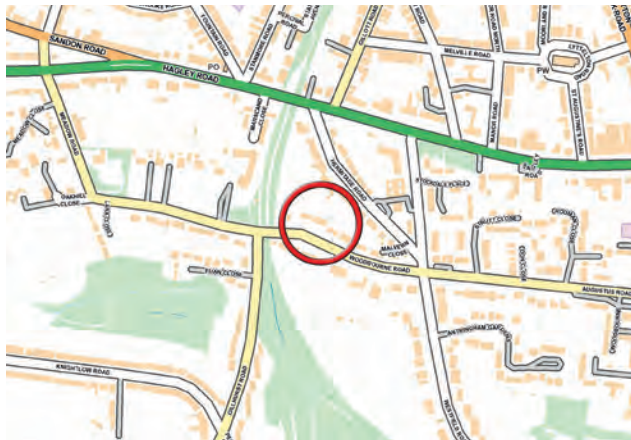


Tenure: The property is Freehold.

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, apart from the snooker table which may be subject to separate negotiation, along with some other items.

Local Authority: Birmingham City Council



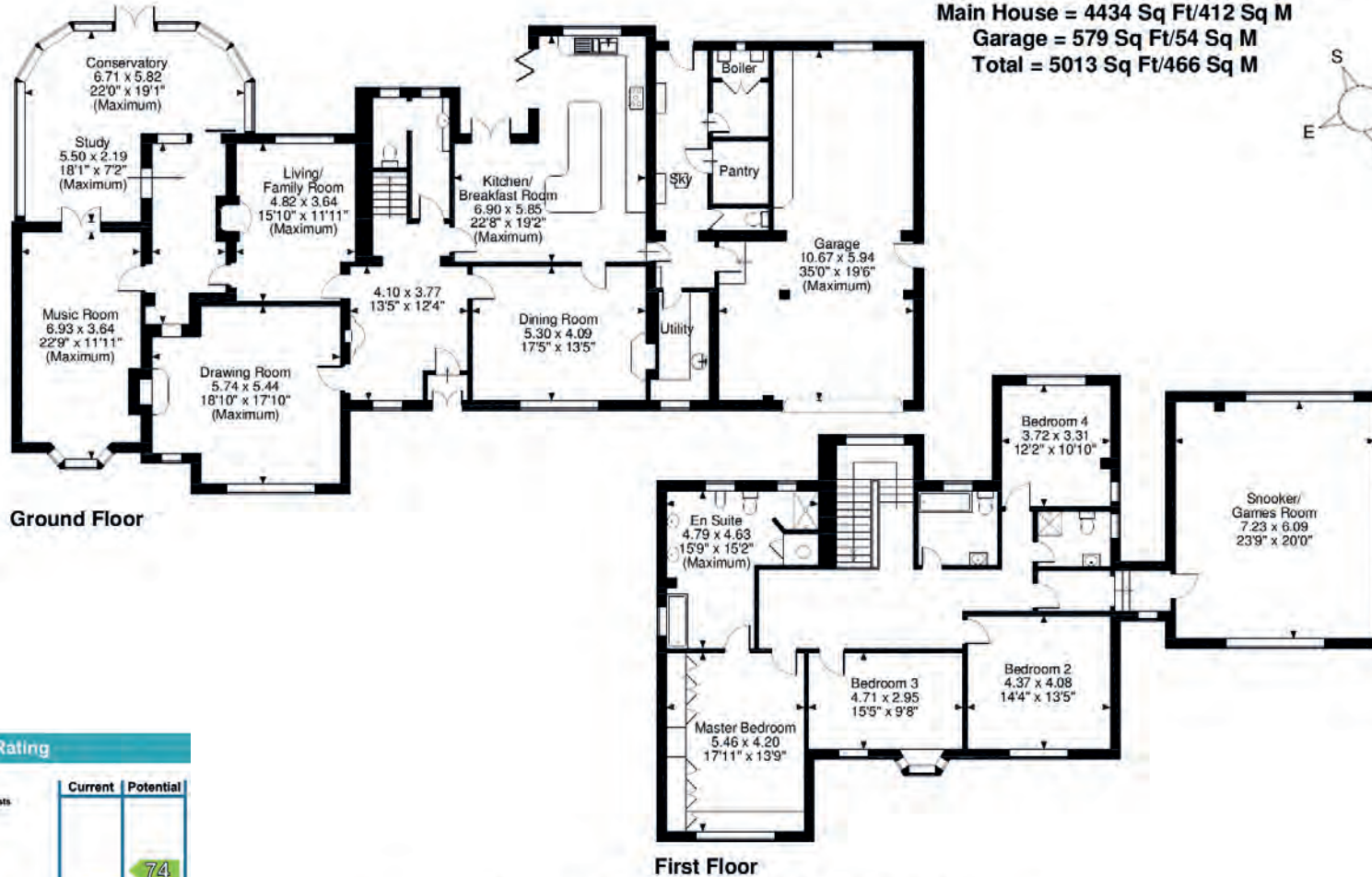
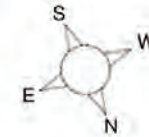
**Woodbourne Road Edgbaston, Birmingham**

**Approximate Gross Internal Area**

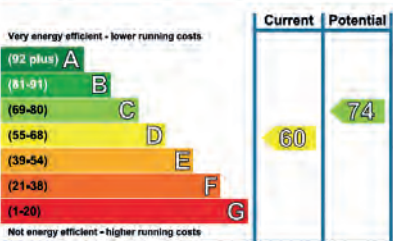
**Main House = 4434 Sq Ft/412 Sq M**

**Garage = 579 Sq Ft/54 Sq M**

**Total = 5013 Sq Ft/466 Sq M**



**Energy Efficiency Rating**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 08.05.2017





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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