



Floor Layout



Total approx. floor area 4,346 sq ft (404 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Edgbaston Branch  
0121 4565454  
edgbaston@jameslaurenceuk.com  
5 Chad Square, Hawthorne Road, Edgbaston,  
Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



REASSURINGLY LOCAL



Harborne Road

Edgbaston

B15 3HG

Asking Price Of £1,695,000

- Detached Family Home
- Seven Bedrooms
- Three Reception Rooms
- Three Bathrooms with Separate WC



Harborne Road,  
Edgbaston, Birmingham, B15 3HG  
Asking Price Of £1,695,000

Property Description

**INTERNAL ACCOMMODATION** Entering through the front double doors through a porch area you step into a spacious entrance hallway with three generous reception rooms, a utility and kitchen off. The largest of the reception rooms is the living room with a fireplace as the centrepiece of the room, large Georgian windows to the front and a bay window to the side looking out to the garden. The second reception room serves as a well-presented dining room with large Georgian windows on dual aspect providing an abundance of natural light, looking out to the patio and garden. The third, is an office set at the front of the house with a generous amount of fitted cabinets. Off the hallway there is also a cloak room leading to the garden with a wc off. The kitchen is fitted with kitchen island/breakfast bar with sink, ample wood panel base and wall units with a quartz worktops, integrated appliances, and a gas hob. Off the kitchen is a basement, currently used as a gym with a built-in sauna. To the side of the kitchen is a well-equipped utility area with sinks and storage cupboards, leading to the garage at the front of the property and a conservatory to the rear. The first-floor accommodation features a gallery landing with five double bedrooms and a family bathroom off. The master bedroom suite is particularly spacious and features dual aspect windows, a walk-in wardrobe / dressing room and ensuite bathroom with bath, separate shower, wc, wash basin with vanity mirror above. Each of the other four bedrooms on this floor features fitted wardrobes and dressing areas with built-in wash basins. The second floor features a long landing / reception room running the length of the house with two further bedrooms and a bathroom. There is a storage room / attic located off the landing.

**EXTERNAL SPACE** The property is set back off Harborne Road with a well designed horseshoe driveway, block-paved for a timeless and elegant finish. The driveway features a separate entrance and exit, each secured with electric gates for added convenience and privacy. A redbrick wall lines the front of the property, complemented by a thoughtfully arranged flower bed. With ample space to accommodate four to five vehicles comfortably on the driveway, this grand entrance sets the tone for the luxury that awaits inside. A gated side entrance to the side of the property leads to the expansive rear garden-an outdoor sanctuary that has been immaculately maintained to perfection and measures circa 0.2 acres. Against the rear aspect of the house is a patio area, complete with a stylish pergola, offering the ideal setting for alfresco dining and entertaining. Beyond the patio, a manicured lawn stretches across the garden, framed by vibrant flower beds along both sides and the rear, creating a picturesque and private escape. This remarkable outdoor space perfectly balances elegance and functionality, making it a true highlight of the property.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is



confirmed by the purchaser at the point of offer.

**Tenure:** Freehold.

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** H

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following: -

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

**Further Material Information:**

**Part A**

**Council Tax / Domestic Rates:** H  
**Asking price:** £1,695,000  
**Tenure\*:** Freehold

**Part B**

**Property type:** Detached House  
**Property construction:** Purpose Built  
**Number and types of room:** Seven bedrooms  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas.  
**Broadband:** We recommend you complete your own investigation  
**Mobile signal/coverage:** We recommend you complete your own investigation  
**Parking:** Garage. Driveway

**Part C**

**Building safety:** N/a.  
**Restrictions:** Part of the Calthorpe Estate.  
**Rights and easements:** N/a  
**Flood risk:** N/a.  
**Coastal erosion risk:** N/a.  
**Planning permission:** Please seek confirmation from your solicitor.  
**Accessibility/adaptations:** N/a.  
**Coalfield or mining area:** N/a.  
**Energy Performance Certificate (EPC)\*\*:** E



To book a viewing  
of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

