



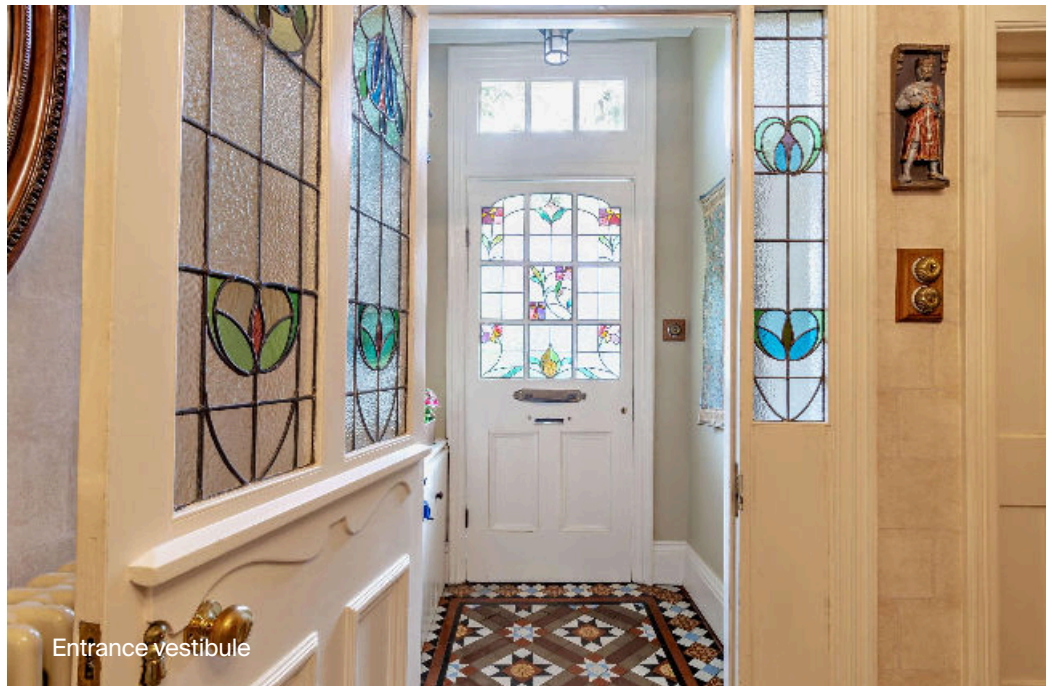
Eaglehurst, Clarendon Road, Edgbaston

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# 36 Clarendon Road, Edgbaston **BI6 9SE**

Clarendon Road is close to the delightful grounds of Edgbaston Reservoir and readily accessible to the Queen Elizabeth Medical Centre and Birmingham University as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre 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 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.



Entrance vestibule



**Guide price:** £825,000

**Tenure:** Freehold

**Local authority:** Birmingham City Council

**Council tax band:** F

## 36 Clarendon Road

This handsome family home was built in 1908 in the Arts & Crafts style by the renowned and highly regarded architect George Harry Devall (1869-1956).

The current owner has done a remarkable job in restoring this wonderful home to its original Edwardian splendour. Many period features remain intact with others reinstated to create an exquisitely appointed, family home with superb flow, that's perfect for modern life.

Approached directly from Clarendon Road, elegant architect-designed gates in sapele mahogany continue the Arts & Crafts styling. There is a block-paved driveway providing off-road parking and a low-level York stone wall with a well-kept privet hedge which offers privacy for the beautifully maintained front garden.

The front door, with a period canopy and a fanlight window above and pretty stained glass panels opens to an inner vestibule. From here an internal door with stained glass panels opens to the inspiring reception hall. The stunning Minton tile floor with deep skirting boards draws the eye while one can't help but notice the high ceilings and picture rails. The attention to detail for the entire house is immediately evident, from the polished brass door finger-plates, to the fluted domed brass light switches and working butler's bells. Doors radiate to the principal reception rooms and a turning staircase rises to the first floor landing area. There is a useful and wonderfully appointed guest cloakroom/WC with ornate fired Earth tiles and with high-level cistern.



Guest cloakroom/WC



Reception hallway



Reception hallway



Drawing room

The sublime drawing room is impeccably finished! A warm, comfortable and inviting space with a large walk-in bay window overlooking the front aspect. The pretty stained glass leaded window lights add a splash of colour. The William Morris 'Pimpernel' wallpaper complements the stunning rouge marble fire surround which is a superb focal point. Double doors flow through to the formal dining room which sits at the rear of the house. The parliament hinges allow the doors to be folded back against the walls to allow for larger parties.

The dining room can be accessed from the reception hallway and the drawing room. Light and bright with French doors opening to the superb conservatory. This is the perfect space for hosting formal dinner parties and large family gatherings. The Edwardian feature mahogany fireplace is a lovely focal point.



Dining room



Drawing room



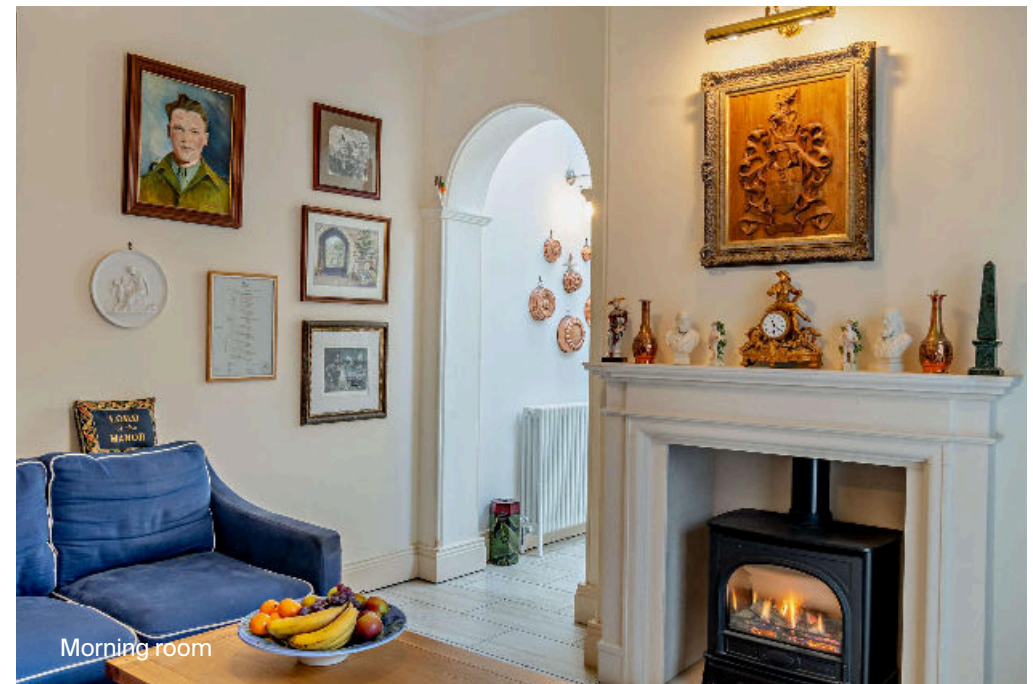
Morning room

The morning room is a relaxing space. An in-set log burning stove with limestone surround creates a lovely focal point and a relaxing "comfy cosy" feel and there is also underfloor heating. French doors open to the hardwood conservatory, installed by David Salisbury Conservatories and together this space has a wonderful colonial feel.

The double-glazed conservatory is simply delightful with original style "Arundel" Victorian floor tiles. This gorgeous room with a full glass roof invites the garden indoors and provides a wonderful room to enjoy the outdoors even in the cooler, winter months and the William Morris poetry excerpt on the wall reflects this. French doors open to a sheltered patio area, perfect for al fresco dining.



Conservatory

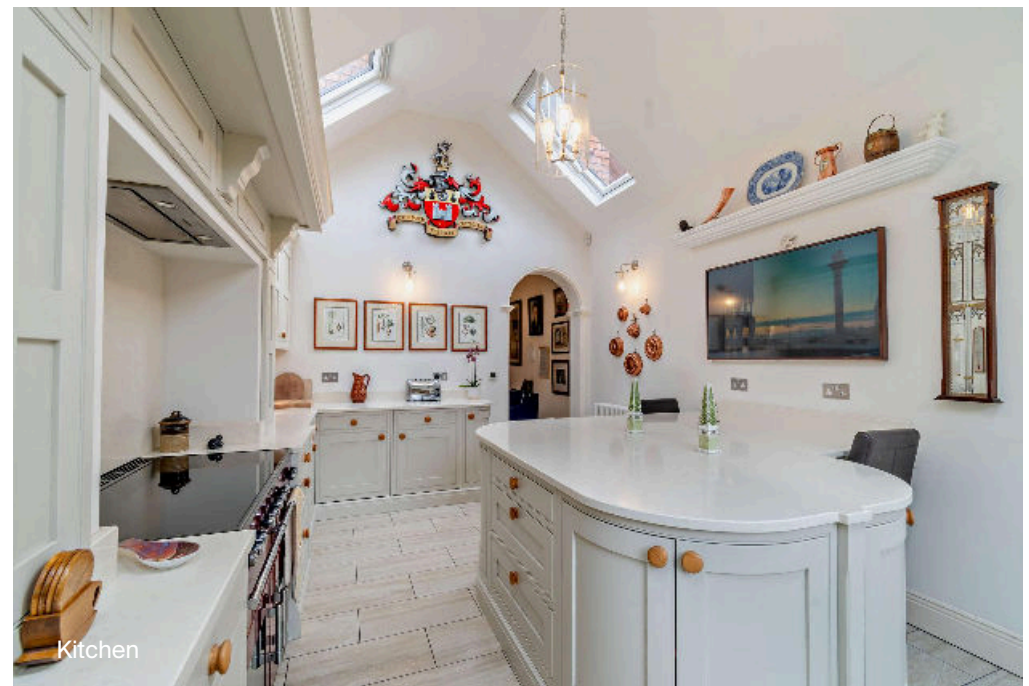


Morning room

The stunning kitchen is beautifully fitted with a good range of wall and floor mounted units with solid oak doors from the Langton range by Burbidge & Son of Coventry, with marble work surfaces over and complementing splash backs. There is ample workspace for the budding chef. The superb breakfast bar offers further storage and a more informal dining area. A feature Rangemaster cooker in cranberry adds a superb splash of colour to this very elegant kitchen. There is a comprehensive range of integrated Neff appliances and a Franke water unit which supplies instant hot or cold filtered water. The kitchen has underfloor heating and the pendant and wall lights are by Fritz-Fryer of Ross-on-Wye from their 'Sellack' range.

Four opening skylight windows provide ample natural light and ventilation and a large window provides glorious views of the rear garden. A door leads out to the side of the house and provides direct access to the garden.

There is a separate utility room off the reception hallway with space and plumbing for the larger appliances.

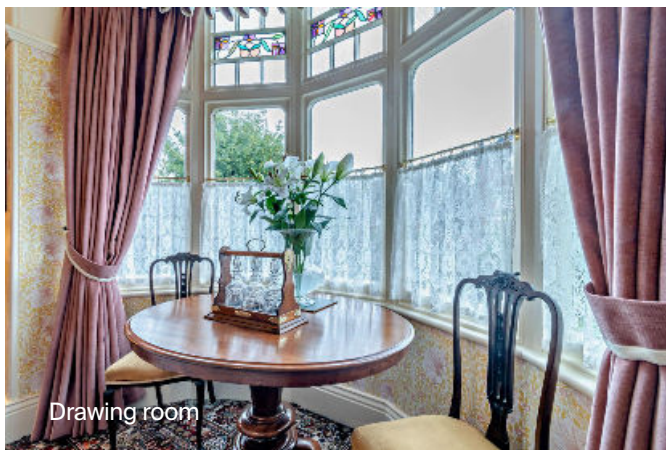




Dining room



Dining room



Drawing room



Drawing room



Drawing room



Conservatory

## Upstairs

The staircase rises from the reception hallway to the large first floor landing, a feature of the Arts & Crafts movement, intended for use as another room. A window overlooking the front aspect provides ample natural light for the home office/study area. Three of the five bedrooms are located here. There is also a family bathroom and separate WC, very typical of houses built in this period.

The principal bedroom is stunning! Sumptuous and perfectly appointed with William Morris 'Golden Lily' wallpaper, picture rails and a wonderful feature cast-iron fire place with original Edwardian tiles.

Bedroom two is decorated in William Morris 'Brer Rabbit' wallpaper and bedroom three in William Morris 'Acorn', both have the benefit of picture rails and feature fireplaces.

The family bathroom is beautifully appointed with Lincrusta Edwardian Dado frieze and has the benefit of a lovely Vernon Tutbury cast-iron roll-top claw foot bathtub. The separate WC sits next door and is decorated to match the bathroom.

All of the rooms on this floor have working butler's bells.

A second flight of stairs rises to the second floor where there are another two large bedrooms and a family bathroom with a bath and separate shower. There is also access to the eaves storage.



First floor landing



Principal bedroom





First floor landing study



Bedroom three



Bedroom two



First floor family bathroom



Bedroom four



Bedroom five



## Gardens

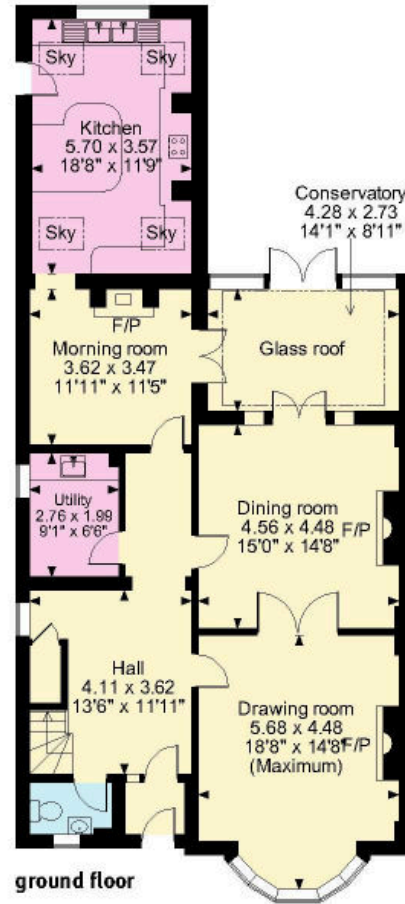
The south-west facing rear garden is an oasis of tranquillity. A lovely patio area wraps the rear of the house, perfect for summertime relaxation. The mature planted borders provide privacy, colour and interest. A unique brick-built pond with Portland stone embellishments in a Neo-Georgian style with a fountain water feature adds character. The level lawn is perfect for children to play and flows beautifully down to the delightful raised patio area at the bottom of the garden. A south-facing summerhouse provides shade on hot summer days and there is also a large workshop/store in a Swiss-chalet style to the south-west corner of the garden.



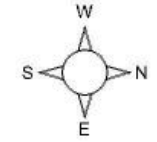


## Services

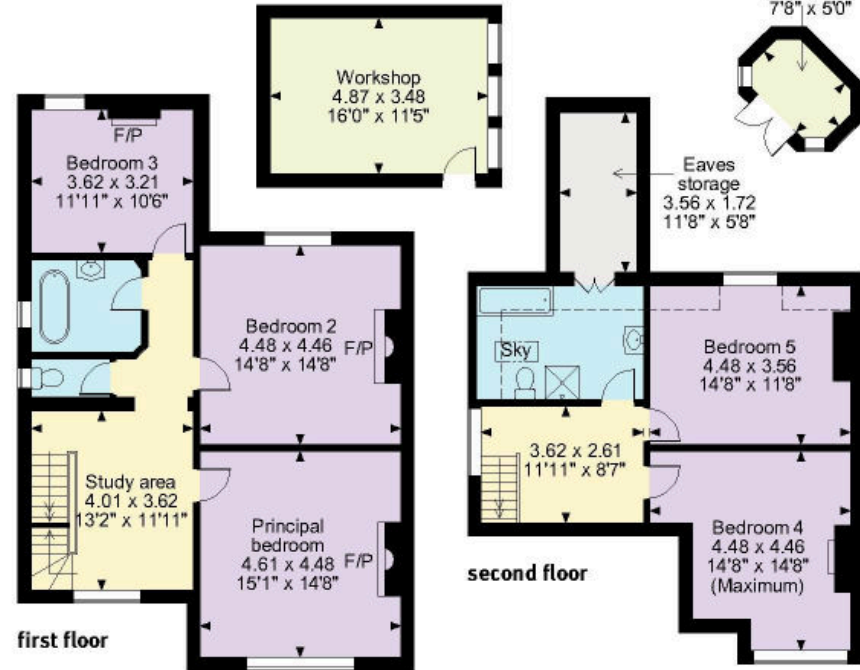
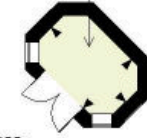
Mains gas, electricity and drainage are connected.



**Clarendon Road, Birmingham**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 255sq.m (2,740sq.ft)**  
**Workshop = 17sq.m (182sq.ft)**  
**Summerhouse = 3sq.m (35sq.ft)**  
**Total = 275sq.m (2,957sq.ft)**



**Summerhouse**  
 2.34 x 1.53  
 7'8" x 5'0"



--- Denotes restricted head height

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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