



Frederick Road, Edgbaston, Birmingham

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Central Birmingham 1.1 miles, M5 (J3) 4.1 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)

This fine Grade II listed stucco villa was built circa 1850. Architecturally designed by the renowned J A Chatwin, he was involved with the building and modification of many churches in Birmingham and the Houses of Parliament in London. He practised both Neo-Gothic and Neo-Classical styles. His designs always included all of the carvings and internal fittings.

The property forms part of the Calthorpe Estate Conservation area and occupies a delightful corner position, ideally placed for access to Edgbaston amenities and Birmingham city centre.



Guide price: £1,650,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: H

Location

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate, which is committed to preserving the quality and original character of the area and the properties within.

Located in a quiet and peaceful cul de sac that is close to the popular Harborne Village with amenities including Waitrose, Marks & Spencer, Lordswood Gym and a variety of highly recommended shops, bars and restaurants.

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. Harborne Primary and Junior School is also very convenient.



39 Frederick Road

This stunning home is arranged over three floors and has the benefit of a good-sized wine cellar and store.

Recently and elegantly decorated throughout by the current owners the character period features work superbly well with the contemporary style. Of particular note, is the exquisite Minton tiled reception hallway, leaded glass double opening front door, veined marble fireplace, wonderful high ceilings and beautiful arched inset windows.

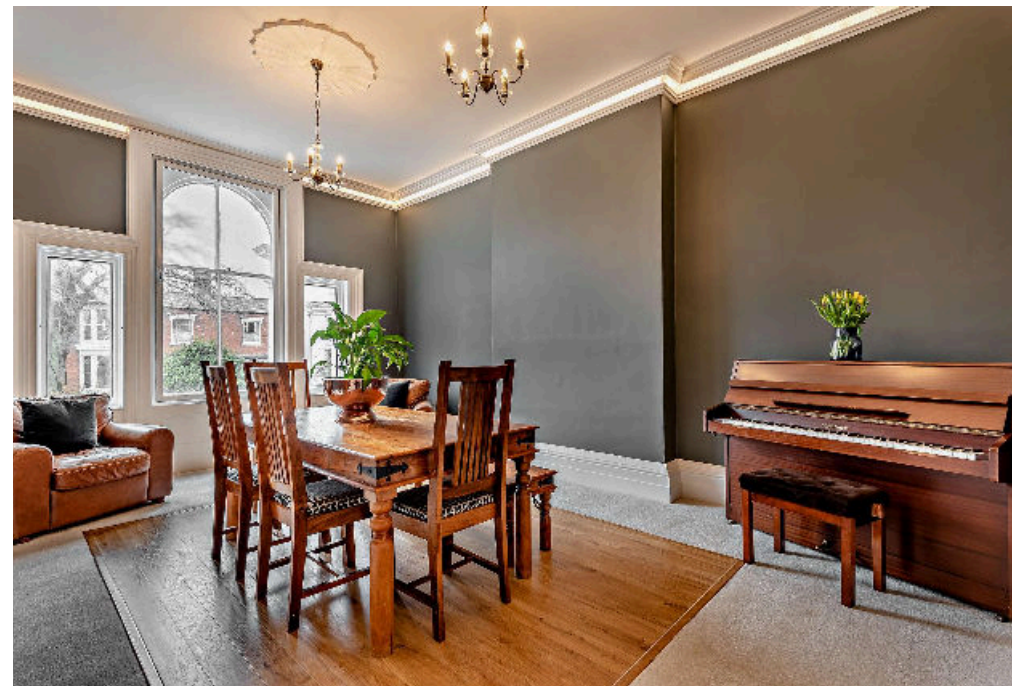
The front door opens to a light and bright reception hallway with the original Minton tile floor. Doors radiate to all of the principal reception rooms and there is a useful guest cloakroom/wet room.

The formal dining room sits at the front of the house. The arched window is a lovely feature and floods the room with natural light. This is a delightful room for dinner parties and larger family gatherings.

The gorgeous drawing room sits at the rear of the house. A feature walk-in bay window has french doors out to the splendid garden providing lovely views and making a wonderful sitting area for reading. The eye is drawn to the veined marble fireplace which creates a superb focal point.

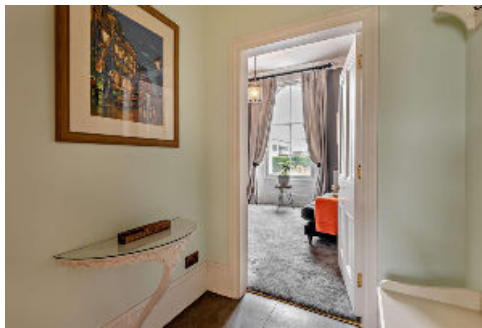
The sitting room is a great space for relaxing in front of a good movie.

The superb kitchen is modern and bright. It is both contemporary and classical with a good range of wall and floor mounted units with light granite work surfaces and integrated appliances. There is a lovely feature window seat with views over the gardens, perfect for relaxing. The kitchen flows through to a good-sized utility/boot room, perfect for accessing the garden. This in turn flows through to the idyllic garden room/orangery. Wonderful views out over the gardens can be easily enjoyed from here.





The glorious drawing room with high ceiling, marble fireplace and rear garden views.



Beautifully appointed with character features throughout.



Beautiful contemporary classically styled kitchen.

Upstairs

The turning staircase rises from the reception hall to the first floor where six of the seven bedrooms are located. The principal bedroom has the benefit of an en suite bathroom, and bedrooms two and three share a Jack and Jill style en suite shower room.

Bedroom five is currently used as a wonderful home library for quiet time away from the hubbub of the main house and bedroom six is perfect as a home office/hobby room.

A further staircase rises to the second floor. The large roof window ensures that the stairs and landing areas are very light and bright. Bedroom seven is located here and has the benefit of an en suite shower room.





Large light and bright bedrooms.

Gardens

The private and delightful west facing garden is part walled and fully stocked with pathways weaving through well planted borders. There is a good-sized level lawn, with a variety of fruit trees and a productive vegetable garden. Easily maintained throughout the hotter summer months with an automated irrigation system. The garden is absolutely stunning.

Further access from the road, at the side of the house is ideal for rubbish removal and machinery access. There is a brick-built garden house/potting shed.



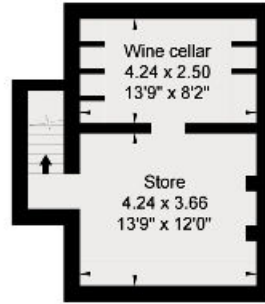


Glorious, tranquil gardens.

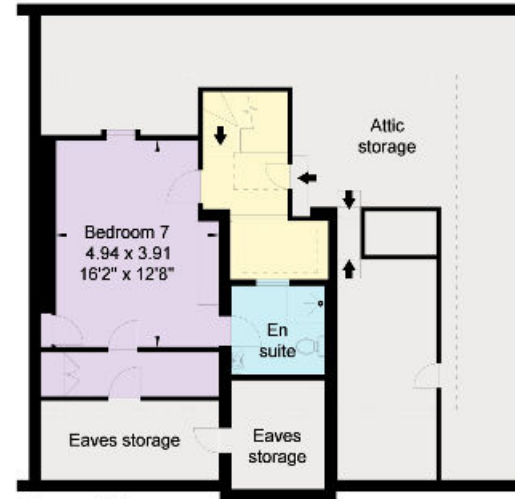


Outbuilding

Not shown in actual location / orientation



Cellar

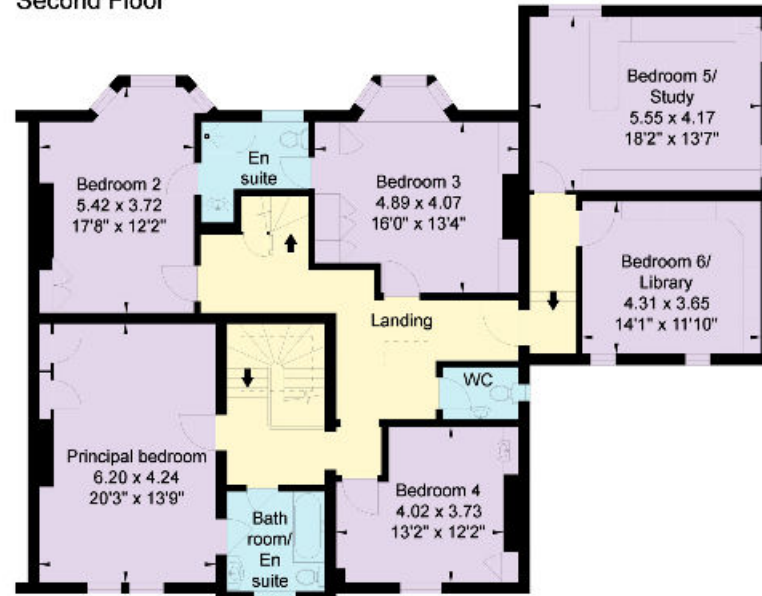


Second Floor

Denotes restricted head height



Ground Floor



First Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA:

- House: 396 sq m (4,264 sq ft)
- Usable Attic Storage: 28 sq m (303 sq ft)
- Garage: 42 sq m (454 sq ft)
- Outbuilding: 22 sq m (238 sq ft)
- Total: 488 sq m (5,259 sq ft)

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Particulars dated March 2023. Photographs and videos dated November 2020 and March 2023.

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