



West Grove, 80 Farquhar Road, Edgbaston,
Birmingham **B15 2QJ**

80 Farquhar Road, Edgbaston **BI5 2QJ**

A charming period residence with beautifully presented accommodation, combining period features with contemporary fittings.

The property extends to 6675 sq ft (620 sq m) in total including a garage and one bedroom coach house, all set in beautiful gardens with total plot of 0.54 acre.



Guide price: £2,750,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: H



The Property

West Grove is a substantial period residence situated on the ever popular and sought-after Farquhar Road. This elegant property has been extended and renovated throughout by the current owners, who have taken care to combine the period features with contemporary additions and stylish, quality fittings. The spacious proportions of the flexible reception rooms are ideal for everyday family living and entertaining.

The main entrance door leads to an enclosed porch through to the welcoming entrance hallway with Minton flooring. From here doors radiate to the principal reception rooms.

The impressive dining room features a period fireplace providing a lovely focal point and a large bay window which overlooks the front aspect.

Doors flow through to the extended cinema room which was added in 2022 and is now a substantial space with bi-fold doors leading to the rear terrace. Roof lanterns provide excellent natural light, both which are fitted with powered blinds to create the ideal setting to enjoy the wall mounted cinema screen.

The drawing room offers superb reception space and features a period fireplace and parquet flooring. Views of the garden are provided by a large bay window with doors leading out to the rear terrace.

The study enjoys views over the rear garden also and provides an ideal place to work or read. The room is fitted with a range of cupboards, book shelves and features parquet flooring. This room could make an ideal snug or hobby room if preferred.



The glorious kitchen was extended in 2023 and includes a range of fitted cupboards, Silestone worksurfaces and a selection of fitted appliances including a Quooker boiling water tap. This area flows into an exceptional open plan family and dining room. With lantern roof light and full height windows and doors, this room is flooded with natural light.

Flexible space offers room for various furniture layouts to suit family living or excellent entertaining space. The bi-fold doors lead out to the terrace area and enjoy delightful views over the rear garden with south-easterly facing aspect.

There are also very useful and practical areas including a fully fitted utility room, boot room and pantry. The cellar also offers excellent further space and is currently used as a gym room.







A stunning
Victorian residence
with beautifully
appointed and
extended
accommodation.

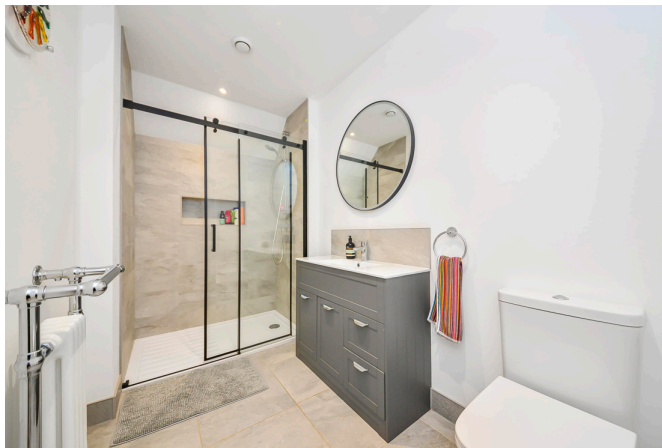


Upstairs

The staircase from the reception hallway leads to the first floor accommodation. The principal suite includes a feature fireplace and re-fitted en suite shower room. Bedroom two and three both overlook the rear garden, with bedroom two boasting a contemporary re-fitted en suite with a bath and a shower. Adjacent is the spacious family bathroom with a bath and a separate shower cubicle, complete with Grohe fittings. The sink is set within a large Harvey George painted vanity unit.

Stairs rise to the second floor accommodation where there are three further double bedrooms and a shower room.







The Coach House & Courtyard

To the side of the house there is a good sized courtyard area which can serve as additional parking, if required.

From here there is access to the garage and a delightful self contained annexe coach house above. Accommodation includes an open plan sitting room and kitchen, one bedroom and a bathroom with a bath and a shower.





Gardens & Grounds

The property is approached via a large driveway providing ample parking facilities for multiple vehicles, access via hardwood doors to the garage and an enclosed courtyard along with an electric vehicle charging point.

The beautiful rear garden includes a raised terrace area with central steps leading down to the main garden, with a good expanse of lawn, mature planting and abundantly stocked borders. The total plot extends to 0.54 acres in total.



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.

Ideally located for access to Birmingham City Centre which lies just over a mile to the north, Farquhar Road is also well placed for the amenities of nearby Harborne which is less than a mile to the west.

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.

Agents Note

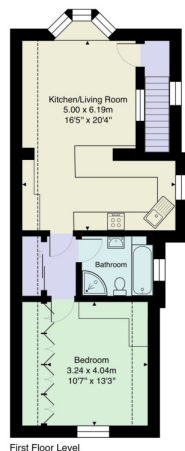
The property is located on Calthorpe Estate and is subject to the Scheme of Management charges. <https://www.calthorperesidents.org/calthorpe-estate-scheme-of-management/>

Services

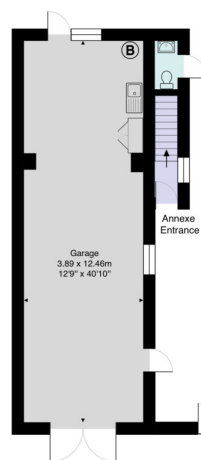
Mains water, electricity, gas and drainage.



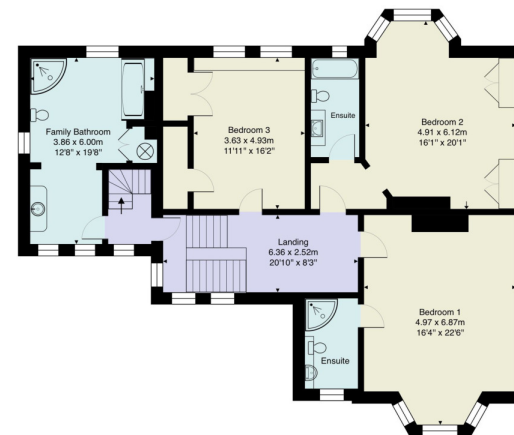
The Annexe
Area: approx 57.4 m² ... 618 ft²



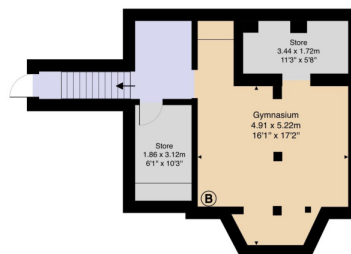
The Coach House
Area: approx 54.2 m² ... 584 ft²



First Floor
Area: approx 141.5 m² ... 1523 ft²



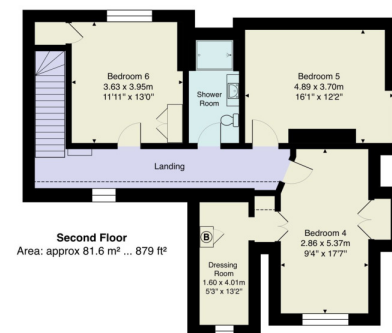
Basement
Area: approx 47.7 m² ... 513 ft²



80 Farquhar Road, Edgbaston, Birmingham, B15 2QJ.

Total Area: approx 620.1 m² ... 6675 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



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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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