



EAGLEHURST, 36 CLARENDON ROAD

Edgbaston, Birmingham, B16 9SE



A HANDSOME FAMILY HOME BUILT IN 1908

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



5



2



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EPC

E

Local Authority: Birmingham City Council

Council Tax band: F

Tenure: Freehold

Guide Price: £850,000



EAGLEHURST, CLARENDON ROAD

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.







THE PROPERTY

A beautifully presented period home with elegant Arts & Crafts features, offering spacious and flowing accommodation ideal for modern family living. Set behind mahogany gates with a block-paved driveway and private front garden, the property combines classic charm with practical design.

The entrance showcases a stained-glass door, Minton tiled floor, high ceilings, and a stylish cloakroom/WC. The drawing room features a bay window, fireplace with stove, and stained-glass accents, flowing into a formal dining room with French doors to a bright conservatory.

A cosy morning room with log-burning stove and underfloor heating also opens to the conservatory, which has a full glass roof and garden views—perfect year-round. The kitchen impresses with solid oak units, marble surfaces, a cranberry Rangemaster cooker, Neff appliances, skylights, and underfloor heating. A separate utility room adds convenience, and garden access is available via the side door.

Services - Mains electricity, gas, water and drainage.



Upstairs

A spacious landing with a front-facing window offers potential for a home office or study area. Three of the five bedrooms are on this floor, along with a stylish family bathroom featuring a Vernon Tutbury roll-top claw foot bath, and a separate WC. The principal bedroom and two further bedrooms all feature picture rails and charming fireplaces. A second staircase leads to the top floor, with two large bedrooms, another family bathroom with bath and separate shower, plus access to eaves storage.

Gardens & Grounds

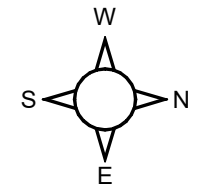
The south-west facing rear garden includes a lovely patio area. The mature planted borders provide privacy, colour and interest. A unique brick-built pond with Portland stone embellishments in a Neo-Georgian style with a fountain water feature adds character. The level lawn flows beautifully down to 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.



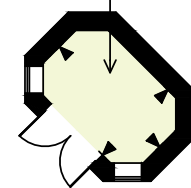




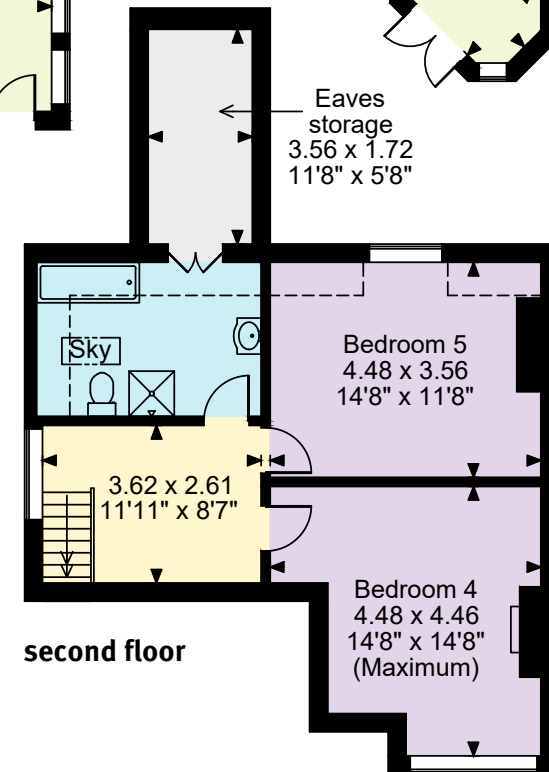
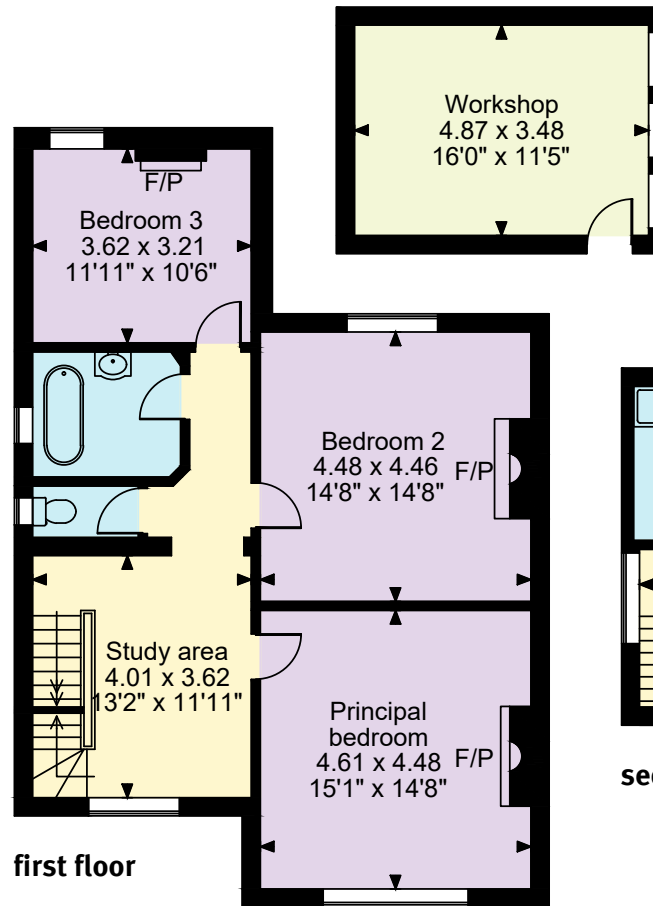
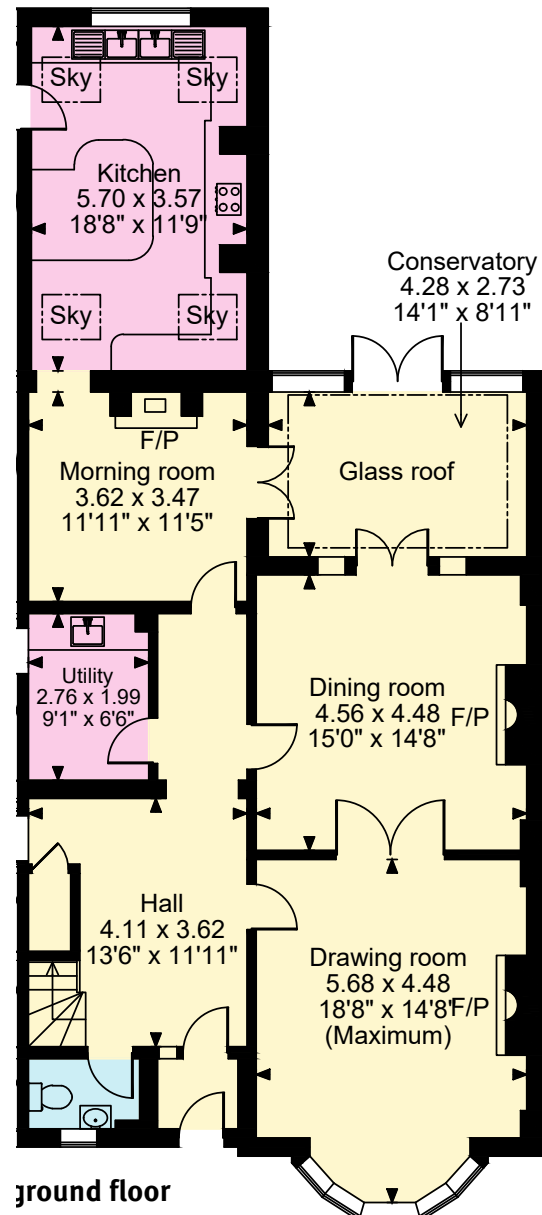
Clarendon Road, Birmingham
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 255sq.m (2,740sq.ft)
Workshop = 17sq.m (182sq.ft)
Summerhouse = 3sq.m (35sq.ft)
Total = 275sq.m (2,957sq.ft)



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



Eaves
 storage
 3.56 x 1.72
 11'8" x 5'8"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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