



30 CLARENDON ROAD

Edgbaston, Birmingham, B16 9SE



A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME

A superb Victorian residence with extended and renovated interiors.



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Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.

Guide Price: £TBC



30 CLARENDON ROAD, EDGBASTON

A beautifully presented Victorian residence that has been carefully and sympathetically renovated throughout. The property features a wealth of stunning period features combined with contemporary and quality fittings throughout with fine attention to detail. The extended accommodation extends to around 5107 sq. ft (474 sqm) in total and is arranged over three floors.

The property is entered via a canopy storm porch which leads through to a delightful entrance hallway. The Minton flooring and stained-glass features are striking and from here doors radiate to the principal reception rooms. The spacious dining room overlooks the front aspect with large bay windows, high ceilings, traditional mouldings and a beautiful feature fireplace. The drawing room is very impressive and overlooks the rear garden with French doors providing access to the rear terrace. The elegant







A particular feature of the property is the substantial extension to the kitchen, dining, and family room. This tremendous space features a stunning fitted kitchen with an array of fitted cabinetry, integrated appliances, two central islands and exposed brick feature walls. The family sitting area is ideal for everyday use or entertaining. This stunning space benefits from a great amount of natural light and the large expanse of bi-fold doors open to the garden terrace area. Adjacent to the kitchen there is also a useful and fully fitted utility room.

To the first floor the principal bedroom suite overlooks the rear garden and includes an en suite with both bath and shower. Bedroom two features a charming fireplace and en suite facilities with roll top bath. There are two further bedrooms, shower room and an additional WC facility to this floor. The elegant staircase rises to the second floor with three further bedrooms and bathroom with bath and shower. The superb bathrooms are all beautifully presented with quality and stylish fittings.



GARDENS AND LOCATION

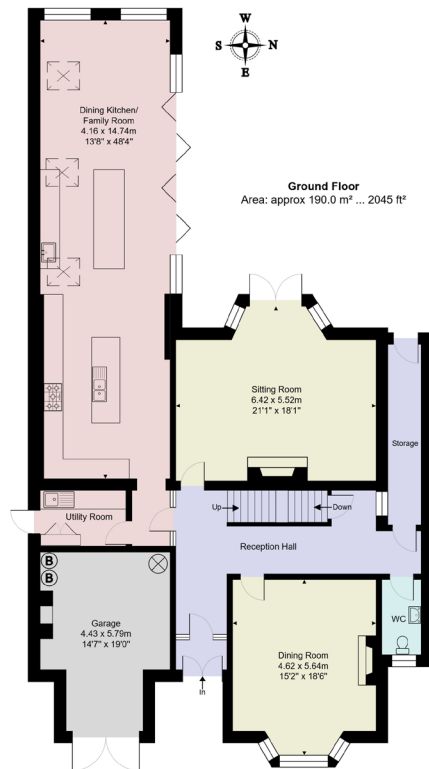
To the front of the property is a good-sized block-paved driveway providing parking facilities and access to the garage. The rear garden enjoys a super west-facing aspect and includes a paved terrace area and further lawn with mature borders.

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.

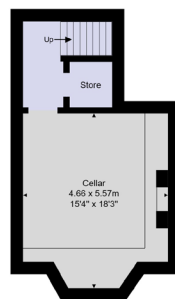








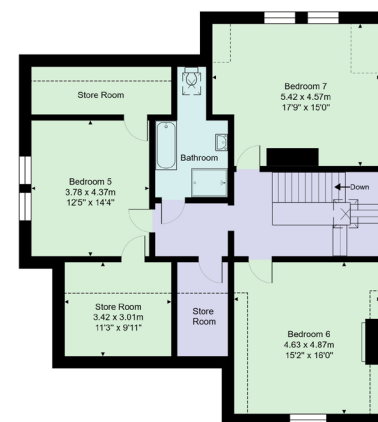
Basement
Area: approx 32.6 m² ... 351 ft²



First Floor
Area: approx 134.5 m² ... 1447 ft²



Second Floor
Area: approx 117.4 m² ... 1264 ft²



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Total Area: approx 474.4 m² ... 5107 ft²

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

We would be delighted
to tell you more.

Sarah Briggs
0121 233 6468
sarah.briggs@knightfrank.com

Knight Frank Birmingham
103 Colmore Row, Birmingham
B3 3AG

knightfrank.co.uk

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