



39 CARPENTER ROAD
EDGBASTON, BIRMINGHAM B15 2JJ

ROBERT POWELL
CHARTERED SURVEYORS & ESTATE AGENTS

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£1,600,000

A handsome double-fronted early Victorian residence offering beautifully presented accommodation extending in all to an impressive 5,414 sq ft (including extensive cellars and garaging). The house sits well back behind a sweeping in/out driveway and has a beautiful south-facing walled garden to the rear. Total plot of approx. 0.49 acre.

Location

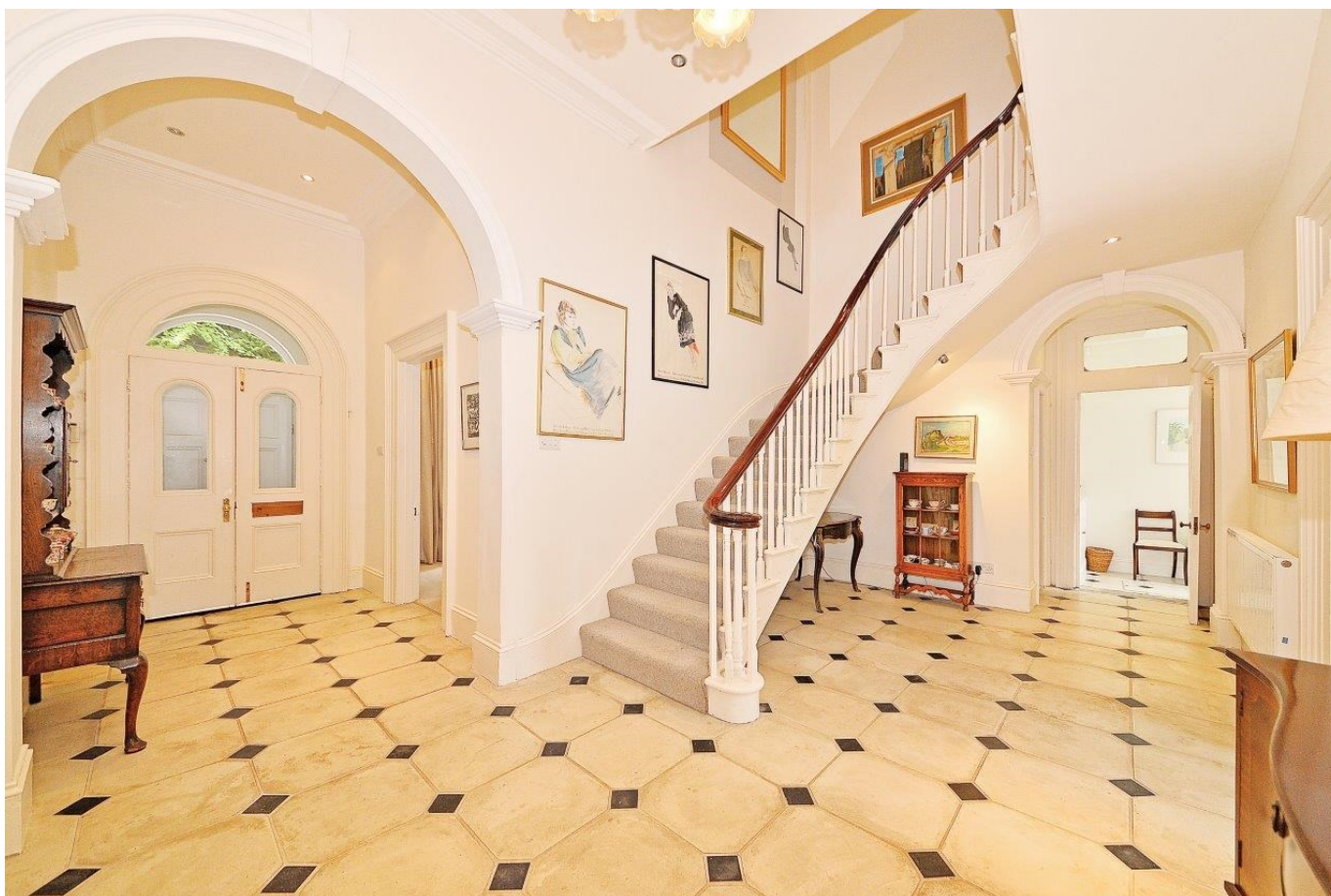
The property is situated to the south side of Carpenter Road, within the section that connects Arthur Road with Wellington Road. Carpenter Road, which is well known for its fine collection of Victorian and Georgian properties, is ideally located for access to the city centre which lies less than two miles to the north.

Description

39 Carpenter Road is a most attractive detached residence dating, we believe, to the late 1830's. Of traditional two storey red brick construction with a pitched slate roof over the property epitomises the quality of architecture at the time. Exquisite period features are prevalent throughout such as high skirting boards, deep architraves, decorative plasterwork, attractive sash windows, and wonderfully proportioned rooms with high ceilings. The property was purchased by the present owners in 2010 and subsequently underwent a comprehensive refurbishment which included re-plumbing and re-wiring, a superb modern open-plan kitchen, new bathrooms throughout as well as general redecoration and modernisation throughout.

The property is approached over a wide in/out driveway to an open portico entrance porch with impressive stone pillars and solid wood double front door leading to an enclosed inner porch with part glazed double doors opening into the impressive reception hall. A handsome sweeping staircase rises off to one side, and doors lead off to the three reception rooms, dining kitchen, conservatory and cloakroom.

The drawing room is the main feature reception room, spanning some 22 feet (6.7m) in width and having two floor to ceiling sash





windows affording glorious views of the garden. There is an original marble open fireplace with timber surround and cast-iron grate.

The sitting room is also impressively proportioned and has a large sash window overlooking the front and a marble fireplace with an attractive gas fired coal-effect stove heater. To the other side of the hall, also facing the front is the third reception room (presently used as a study) which has a large sash window and a full height built-in cupboard to one wall.

The dining kitchen is situated to the rear and is modern and sleek with white coloured base and wall units with brushed chrome handles and white Corian worktops all supplied by renowned Hatt Kitchens of Bromsgrove. Under-floor heating runs through this large space and quality appliances include NEFF twin electric ovens, microwave, and warming drawer; AEG induction hob with angled extractor hood; Fisher and Paykel double drawer dishwasher; Panasonic American style fridge freezer with ice maker and cold water dispenser. There is a breakfast bar with inset sink, mixer tap and boiling water tap beyond which is the dining area which enjoys views of the rear garden and access to the terrace via glazed double doors.

The conservatory is situated to the other end of the house and is accessed via a walk-through office area, perfect for those working from home or for younger family members to do their homework. A glazed screen and door lead through to the conservatory itself. Attractively designed with hard wood double-glazed elevations and roof and with access out to the terrace via double doors this is a perfect place to sit and relax and enjoy the delightful views of the garden. With fitted blinds and under floor heating this is a useable space all year round.

Completing the ground floor accommodation is the large cloakroom and WC, accessed off the reception hall and leading through to the fitted utility room.

The cellars are a significant feature of this house and offer a useable space ideal for games and recreation as well as exercise and fantastic storage. The cellars have excellent head-room and have power and lighting. As presently configured, there are four main chambers with the largest one presently a games room used for table tennis. The next large chamber is used for storage and also houses the two modern Worcester Bosch gas central heating boilers. From here, accessed through a further storage area, is the gym, beyond which is a superb wine cellar.





On the first floor there is a beautiful central landing which has four decorative plaster arches as well as two further large arches inset to the walls either side of the staircase. There is a useful linen cupboard/box room on the half landing and a large, fitted airing cupboard housing the pressurised hot water cylinder in the corridor approach to the bathroom. A loft access hatch has a pull-down ladder providing access to the extremely large loft space, which is presently used for additional storage, but which offers obvious scope for significant additional accommodation if required (subject to any necessary consents). An open doorway off the landing leads into a charming library which has a central sash window to the front and floor to ceiling fitted bookshelves to either side.

The master suite is situated to the rear and is accessed via a walk-through dressing room with fitted mirrored wardrobes to either side and splendid elevated views of the garden via the large sash window. To the left is the bedroom itself; generously proportioned and having a wonderful garden view via the tall bay window. To the other side of the dressing room is the particularly spacious en suite which has a modern double-ended rolltop bath, large walk-in shower enclosure with overhead rain shower, separate height adjustable shower head, and multi-jet body sprays. There are extensive cupboards to one wall as well as an integrated wash basin and mirror above with surround lighting and wall-hung WC and bidet.

Bedroom two is a large split-level room with a raised bed area beyond which a couple of steps lead down to a dressing area with fitted wardrobes and dressing tables/desks to each flank either side of the wide picture window overlooking the rear. There is a modern en suite shower room with large walk-in shower, WC and wash basin set on top of a drawer base unit.

Bedrooms 3 & 4 are similarly proportioned double rooms, both with a front facing aspect and both have a built-in wardrobe to one corner. Bedroom 3 has a door leading in to the “Jack & Jill” style house shower room, which can also be accessed from the central landing.

Outside

The total plot has been measured at approximately 0.49 acre with the house being set well back from the road behind a tarmacadam in and out driveway with screening shrubs and impressive brick pillared gateposts. There is a separate brick built former coach house which now offers double garaging and excellent storage with two electric roller doors to the front and timber double doors to the rear providing through access to the enclosed courtyard. There is a Pod Point electric car charger

within the garage as well as standard power points and lighting. Further brick outbuildings offer additional garden storage and a gardener's loo. To the rear is a most exquisite south facing fully walled garden with large York Stone patio, beautiful central lawn with deep free form borders well stocked with mature shrubs and trees and a gravelled pathway running through. There is a mains fed water tank which is connected to an irrigation system for effortless watering of the borders.

General Information

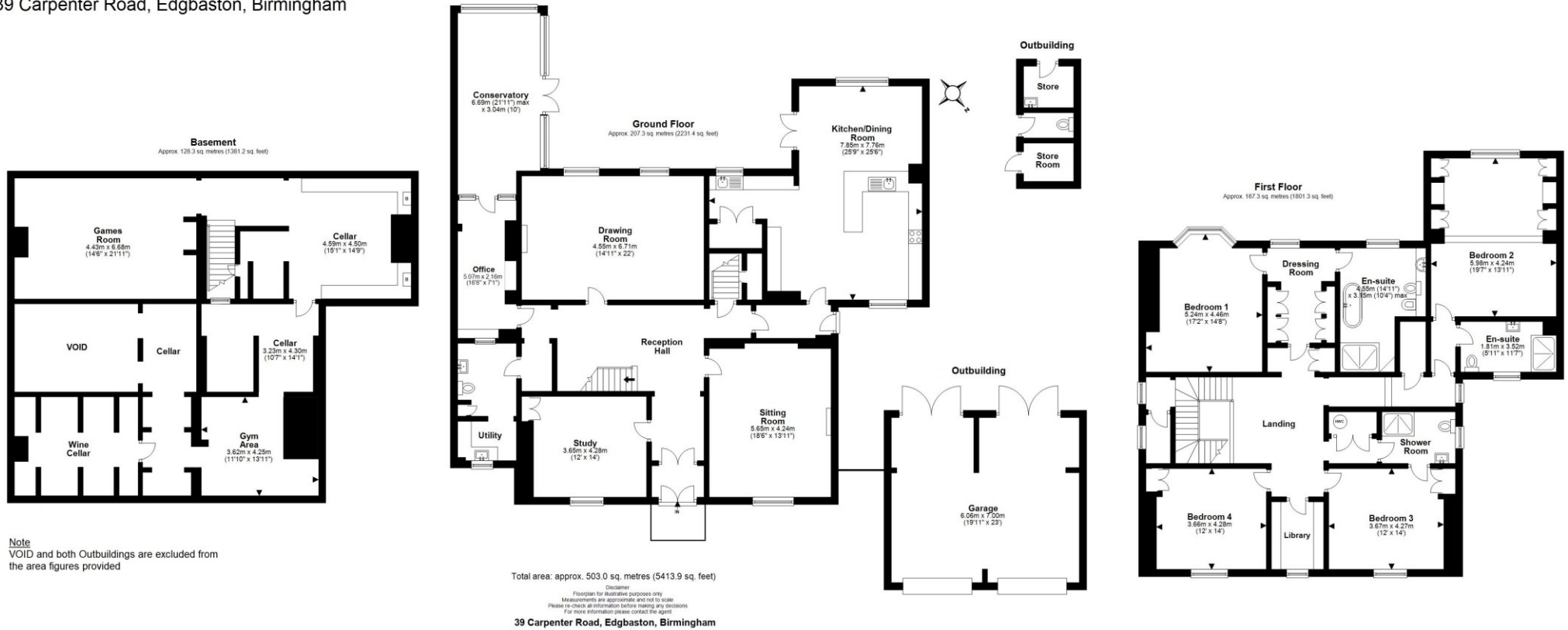
Security: The property benefits from a wired CCTV system (cameras to front and rear) and a comprehensive intruder alarm.
Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of management. Further details on request.

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39 Carpenter Road, Edgbaston, Birmingham



Note
VOID and both Outbuildings are excluded from the area figures provided



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