



**14 HARRISONS ROAD**  
EDGBASTON, BIRMINGHAM B15 3QP

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 14 HARRISONS ROAD    £1,100,000

EDGBASTON

A highly individual architect-designed modern detached house standing on a delightful plot in the heart of Edgbaston. A much-loved home of a renowned author and academic, the house is deceptively large but in need of some modernisation and refurbishment and is an excellent family home extending to some 2,871 sq. ft

## Situation

The road is extremely popular, just off both Somerset Road and Richmond Hill Road, desirable in terms of its proximity to the Blue Coat School, The Queen Elizabeth Hospital and Birmingham University and the Medical School and indeed to Harborne High Street.

## Description

The house is detached with an interesting frontage, slightly hidden by mature shrubs and trees, a lawned foregarden and with double garage to the side. There is a glazed entrance porch and glazed door into the Reception Hall, from which an open tread staircase rises to the first floor, there are exposed brick walls and large feature window on the half landing, so evocative of the era in which the house was built. There are fitted bookshelves along one wall.

## The Sitting Room

This is stunning in its proportions and outlook on to the garden. The room benefits from a great deal of natural light, has elegant, fitted furniture and extensive full-length windows and sliding doors onto the terrace and gardens. A door leads into the dining room with feature brick wall, and which also has full length glazed window and panels onto the garden.

The **Office** is to the side of the staircase, it currently is used as a small library and has a window onto the front. It would make an ideal children's playroom.

**The Kitchen** is at the front of the house, it is fully tiled and has a range of fitted units both base and wall mounted, with two windows, a one and half drainer sink, integrated cooker, and hob, and with a brick pillar next to the opening which adjoins the small breakfast area.

There is a **Cloakroom and Utility room** next to the kitchen. The utility room has a sink, plumbing for a washing machine and tumble dryer and space for a freezer.

Beyond these rooms is an enchanting **Study** with full length windows onto the terrace and gardens and window onto the front. It is lined with bookcases and is a room full of charm and character.

## The First Floor

The landing is a generous size with two sets of fitted cupboards with louvre fronts containing the central heating boiler and hot water cylinder. There is also a hatch to the loft here.

**The Master bedroom** is impressive in its size and the unusual timber paneling to the ceiling, the wooden fitted units beneath the rear window and lovely fitted wardrobes on the other wall. It has an en-suite bathroom of generous proportions with bath, hand washbasin, low level w.c., bidet and walk in shower cubicle. It has tiled walls and cork tiled flooring.

The **Bathroom** has a large shower cubicle, bidet, low level w.c. and hand washbasin.

**Bedroom 2** is a double sized room with window onto the back. It too has fitted wardrobes and shelving and window onto the garden. **Bedroom 3** is also a double room with window onto the garden. **Bedroom 4** is a single room, currently used as an office onto the front.

The **Grounds at the rear** are extensive, laid mainly to lawn, there is deep terracing, a fishpond, feature wall and mature shrubs and trees. The seclusion and privacy are particularly notable.

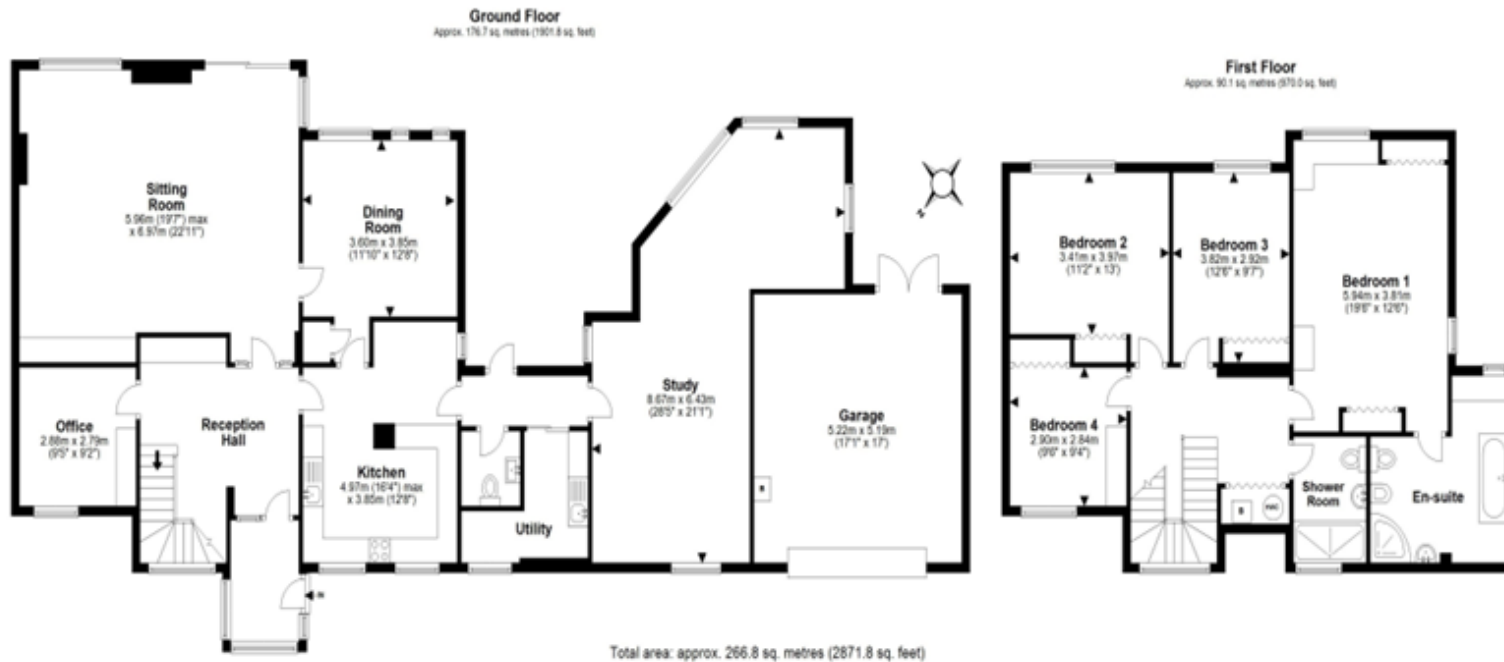
## General Information

**Tenure:** The property is understood to be freehold.

**Council Tax:** Band G



To view this property call Robert Powell on **0121 454 6930**



Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
Areas excludes any white tiled areas  
For more information please contact the agent

14 Harrisons Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH  
Tel: 0121 454 6930  
Fax: 0121 454 3676  
Email: sales@robertpowell.co.uk  
www.robertpowell.co.uk

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