



## ‘WESTMEAD’

20 BARLOWS ROAD, EDGBASTON, BIRMINGHAM B15 2PL

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

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£1,600,000

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A substantial detached house occupying a stunning south-facing plot of over half an acre and situated in one of Edgbaston's most desirable roads. Accommodation extending to over 3,200 sq ft (298 sq m) plus garaging and including three reception rooms and five double bedrooms.

## Situation

Barlows Road is widely regarded as one of Edgbaston's most sought-after addresses, containing an array of attractive detached houses with wide frontages and large gardens. The house is ideally located within easy reach of Harborne High Street which is a 400m stroll away. Birmingham City Centre lies just over 3 miles away and is easily accessed by car, bike, or public transport.

**Schools:** A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School is within 200m, and Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles.

**Medical Facilities:** The Queen Elizabeth Hospital is just half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and The Birmingham Children's Hospital and City Hospital are within three and four miles respectively.

**Shopping, Eating and Drinking:** Nearby Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall, Waitrose, chemists, greengrocers,





butchers and newsagents. In addition there is a wide range of pubs, restaurants and coffee shops to suit all tastes.

**Transport:** For access to the motorway network, the property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at University Railway station which is less than a mile away and is two stops from Birmingham New Street Station.

### Description

20 Barlows Road was built in around 1913 and offers charming character features as well as spacious family living accommodation over two floors. The property is a well-maintained and much-loved family home which, whilst perfectly habitable, offers scope for an incoming purchaser to modernise and remodel to suit their own taste and needs. The accommodation extends in all to an impressive 3,200 sq ft (298 sq m) but for those looking for something even more substantial there is scope for rear and side extensions as well as loft conversion potential (all subject to consents).

### On the Ground Floor

The front door opens into a panelled reception hall with beamed ceiling and original oak parquet floor. The three reception rooms radiate off the hall and there is a cloakroom with wash basin and coat hooks, and a door leading to a separate WC.

The sitting room as currently used was originally the dining room and as such has a door that links with the breakfast kitchen and a further door that leads to the butler's pantry. It has a beamed ceiling, oak parquet floor, a polished stone fireplace with open fire, and a large window which offers fine views of the garden.

The dining room is beautifully proportioned and wonderfully light, having south-facing full height glazed double doors and windows to the garden as well as three





further windows. There is a large art-deco marble fireplace with open fire.

The third reception room is a study/music room but would also make for an ideal playroom if preferred. There is a window to the front, beamed ceiling and a natural sandstone fireplace with open fire.

The breakfast kitchen is accessed via a butler's pantry off the hall, and is a large room with fitted kitchen to one end and a breakfast and sitting area looking out to the garden via glazed double doors to the other end. The kitchen has wood-fronted units and breakfast bar, integrated dishwasher, electric double oven and five ring gas hob with extractor over. Off the kitchen is a pantry providing useful additional storage, and another door leads out to a lobby, off which is a utility room, a separate boiler room, a gardener's loo and a door leading out to the gated side courtyard and garage area.

#### **On the First Floor**

A wide easy-rise staircase leads up to the lovely large landing area which enjoys plenty of natural light via a sizeable window on the half-landing as well as a dormer window to the front. There is excellent storage by way of two walk-in cupboards, and there is an access hatch to the extensive part-boarded loft.

There are five excellent double bedrooms, all of which have fitted wardrobes and one of which has an en suite shower room. The house bathroom is a good size and has bath, separate shower enclosure, wash basin, WC and airing cupboard.

#### **Outside**

To the front of the property is an in and out driveway set behind a low brick wall with box hedging and an attractive red Acer set within a semi-circular raised lawn. To the left hand side, timber double gates lead into a courtyard area which provides additional secure parking and which leads up to a detached tandem garage. To the rear of the house is a superb mature garden which stretches an impressive 70m (230 ft) from the back of the house. There is a large paved terrace which runs the full width of the house, beyond which

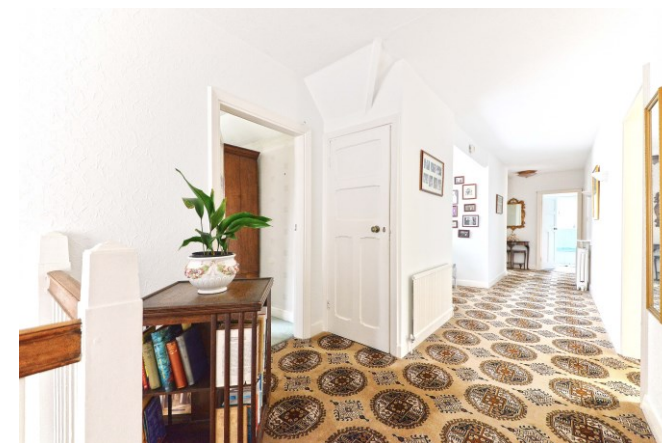
is a substantial lawn flanked by mature borders providing greenery and screening. At the mid-point of the garden is a paved area which leads to a further large lawn with mature trees and a potting shed to one side. Additional useful garden storage is provided by way of a former air raid shelter to the side of the house. We have measured the total plot to be in the order of 0.52 acre.

#### **General Information**

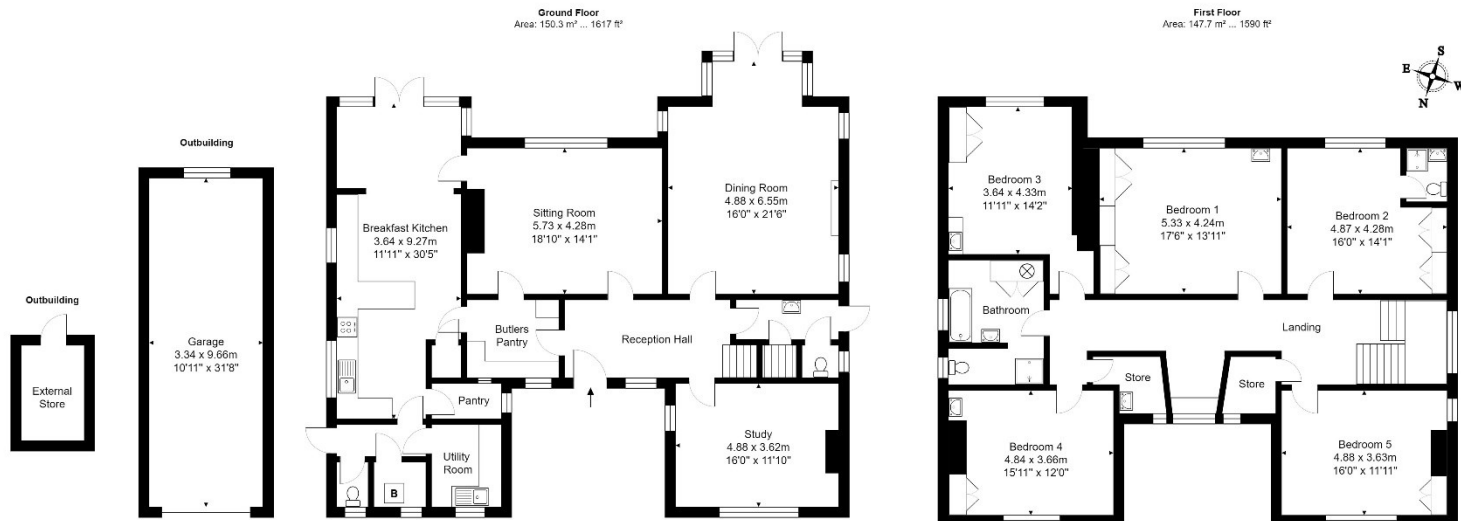
**Tenure:** The property is freehold, however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management. A copy is available on request.

**Council Tax:** Band G

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Outbuildings are not shown in the correct position

### 20 Barlows Road, Harborne, Birmingham.

Total Area: 298.0 m<sup>2</sup> ... 3207 ft<sup>2</sup> (excluding garage, external store)

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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