



**5 BARLOWS ROAD**  
EDGBASTON, BIRMINGHAM B15 2PN

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



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£1,250,000

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A substantial detached house occupying an attractive plot and situated in one of Edgbaston's most desirable and convenient roads. The property extends to approximately 3,150 sq.ft. (293 sq.m.) in all and includes three reception rooms, conservatory and four double bedrooms.

## Situation

Barlows Road is 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 for easy access to Harborne High Street which is less than half a mile away.

## Schools

A wide range of schools for children of all ages is available in the vicinity, both in the state and private sectors. Blue Coat School is a 100 m. away, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's, The Priory School and The King Edward Foundation Schools are all within easy reach making this road popular with parents.

## 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 also close by with the Children's Hospital and City Hospital within a convenient radius.

## Local Amenities

Harborne High Street offers excellent convenience shopping with its M & S Simply Food, just around the corner, there is a Waitrose at the top of the village, numerous pharmacies, shops and newsagents. There is also an extensive range of bistros, pubs, and coffee shops to suit all tastes. Edgbaston Golf Club, The Priory Tennis and Squash Club, Harborne Cricket Club and









the Warwickshire County Cricket Ground are also close to the property.

### Transport

Major bus routes into and out of the city can be found on the High Street. The revamped University Railway Station is less than a mile away and links up with the national hub at New Street Station, and both the M5 and M6 motorways are easily accessible.

### Description

5 Barlows Road is a notable house as it has been the home and official residence of the Austrian Consul to Birmingham. Those living locally will have been familiar with the flag pole outside, with its flag of horizontal triband of red and white flying on National Days and other celebratory events. The house is set back well back from the road with a drive way at the front and deep lawned area with trees and shrubs. The property has been a much loved home for forty seven years and is well maintained. It does, however, offer scope for an incoming buyer to modernise and re-model to suit their taste and needs.

### On the Ground Floor

The front door opens into a spacious **reception hall** and the reception rooms radiate off it. A cloakroom on the left, and beyond, the **study/TV room** which is a bright sunny room onto the front and is south-facing.

The **Sitting Room** is also at the front, it is a perfect room for entertaining, it enjoys a great deal of natural light with full length windows onto the lawn, it has coving to the ceiling and ceiling light fittings. A lovely feature arch leads in to the open plan **dining room** with full length glazed window onto the garden. The space in these two rooms makes it perfect for entertaining.

The large **breakfast/kitchen** is approached both from the hall and the dining room. It is a very large area with picture window onto the garden and an extensive array of fitted units, both base and wall-mounted with continuous work surfaces with a sink unit beneath the window, two integrated ovens, space for a large American fridge/freezer, a central island in which is set a ceramic electric hob. It has a large walk in pantry/cloaks cupboard. There is space for a breakfast table and occasional









furniture, a beamed ceiling and door through to the conservatory, and utility room which gives access to the large double garage.

**The Conservatory** is particularly spacious and provides alternative space for entertaining in warmer months. It is large enough for casual dining and has a door onto the garden. The **utility room** has a sink unit, plumbing for washing machine and tumble dryer, and a separate door to the conservatory.

#### On the First Floor

**The Master Bedroom** is a very spacious room which enjoys an enormous amount of natural light with three individual windows onto the front and picture window onto the garden. There is a fitted unit behind the bed with side tables. A door leads through to a dressing room, with dressing table, hanging rails, and further door to the en-suite bathroom, with its bath, shower cubicle, twin washbasins, and w.c. It has tiled walls and a window onto the back garden.

**Bedroom 2** is a double sized room onto the front with an array of fitted wardrobes across one wall. **Bedroom 3** has a range of fitted furniture and is currently used as a single room but could easily be a double sized room with some modification to the fitted units. **Bedroom 4** is a twin bedded room at the rear which has a fitted dressing table unit and wardrobes to one wall. The **house bathroom** which is fully tiled, has a separate shower cubicle, bath, hand washbasin and w.c., The landing at the front has space for a **study area** with a door onto the front-facing balcony.

#### Outside

The rear garden is made up mainly of lawn with some delightful specimen shrubs and trees. There is extensive frontage to the house, with a deep lawn, curved drive for guest parking in addition to the double garage form which the rear garden may also be accessed.

#### General Information

**Tenure:** The property is currently leasehold but the vendor is in the process of obtaining the freehold so the property will be sold with the benefit of the freehold.

**Council Tax:** Band G

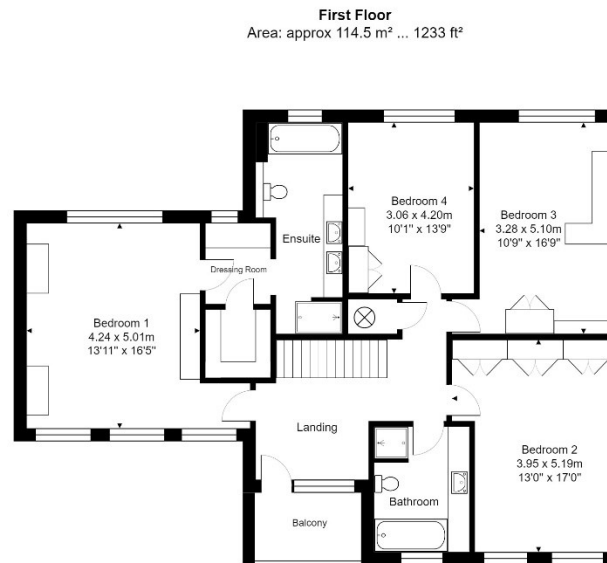
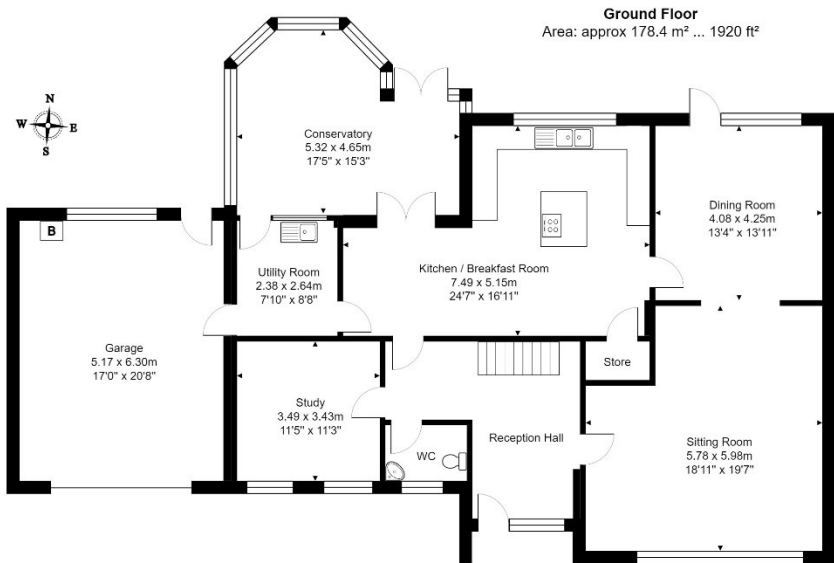
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(Balcony excluded from area figures)

### 5 Barlows Road in Edgbaston B15 2PN

Total Area: approx 293.0 m<sup>2</sup> ... 3153 ft<sup>2</sup>

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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