



**107 GOUGH ROAD**  
EDGBASTON, BIRMINGHAM B15 2JG

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 107 GOUGH ROAD

£1,350,000

EDGBASTON

A pretty Grade II Listed detached house sitting on a remarkable plot of over half an acre. Three reception rooms, breakfast kitchen, extensive basement, four first floor bedrooms and two bathrooms, two further loft rooms. Driveway and double garage. Exquisite grounds to the rear.

## Situation

Gough Road is a quiet tree-lined road between Charlotte Road and Carpenter Road in an exclusive residential neighbourhood convenient for the parish church, tennis and golf clubs, hospitals and schools. There is a good local bus service and a nearby convenience store. Five Ways Station is approximately half a mile away. Birmingham City Centre and New Street Station lie just over a mile's walk away.

## Description

107 Gough Road is a beautiful Victorian detached house, built in around 1850 and displaying much original charm and character. It is on the market for the first time in 46 years. The accommodation is set over two main floors, plus a substantial basement and second floor loft rooms. Extending in all to some 3,995 sq ft (371 sq m), this substantial property is ideal for a growing family.

The house is entered through an open arched porch with solid wood front door leading into the reception hall with downstairs WC. Two of the three reception rooms open off the hall: a cosy sitting room with window to the front, and a grand dining room with window to the front and glazed double doors to the rear.

The breakfast kitchen has a warm friendly feel with lovely views over the garden. There are ample fitted base and wall mounted units with black granite worktops. There is a Rangemaster Excel cooker with double oven and grill and 7 burners. Integrated appliances include Miele dishwasher, Electrolux full height fridge, and Bosch under counter freezer. A door off the kitchen opens into the large "studio" living room which has exposed timber beams, exposed timber floorboards, window to the front, lovely wide set of arched windows overlooking the garden, and an arched door leading out to the garden.

The basement of the house follows the same footprint as the ground floor. With its high ceilings (approx. 9 ft/2.75m), it is

very much a useable space and ripe for conversion to a number of different uses (subject to any consents). At present there is a games room, store/workshop, laundry room, wine cellar, and double garage.

On the first floor, the landing provides one of the finest views of the garden via a large sash window on the stairs. Four excellent double bedrooms radiate off (two to the front, two to the rear), three of which have fitted furniture. The bedrooms are served by two house bathrooms and a separate WC.

On the second floor are two interconnecting attic rooms, currently used as a study and storage but offering potential as additional occasional bedroom accommodation if required.

## Outside

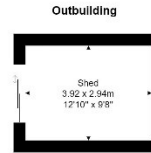
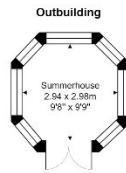
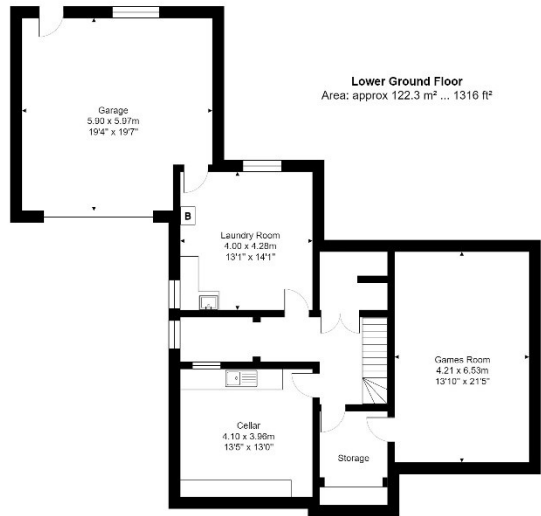
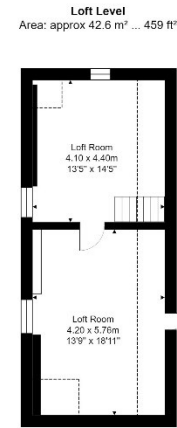
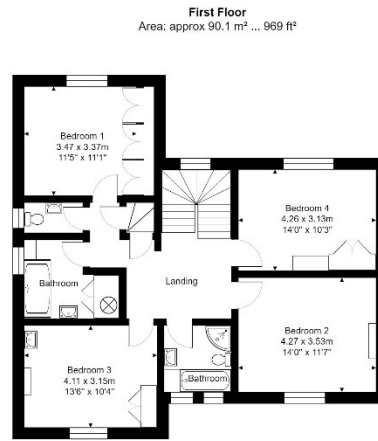
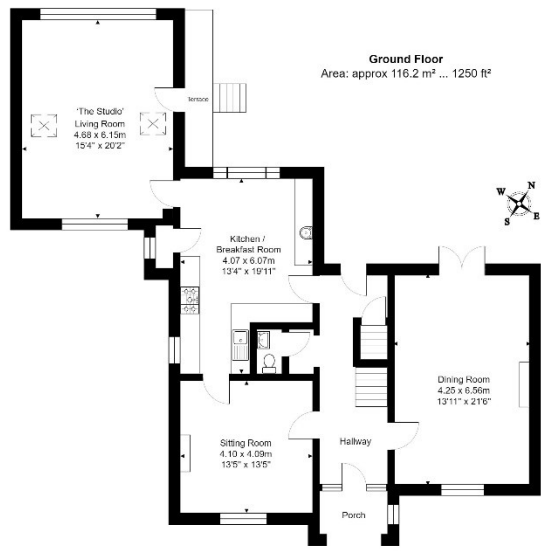
To the front of the property is a smart block paved driveway providing off road parking for three cars. To the left-hand side, solid wood electric gates open to a ramp which leads down to the double garage.

To the rear of the house is a truly delightful large, landscaped garden which extends across the rear of the adjacent property. There is a raised terrace immediately to the rear of the house. Steps lead down to a gravel path which meanders through mature shrubs and trees to the lower section of garden which then opens out into an expansive lawn. There is a lovely pond with mature plants and lily pads. A charming timber summerhouse (with mains electricity) provides the perfect hideaway. There is a large metal shed for secure storage of garden furniture and equipment. We have measured the total plot to be in the order of 0.53 acre (0.21 ha).

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



(Outbuildings are not shown in the correct position or to the correct orientation)

107 Gough Road in Edgbaston

Total Area: approx 371.1 m<sup>2</sup> ... 3995 ft<sup>2</sup> (excluding porch, summerhouse, shed)

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



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