



THE LODGE

30A FREDERICK ROAD, EDGBASTON, BIRMINGHAM B15 1JN

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£2,950,000

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A remarkable Regency style residence dating to the early 1800's, discreetly situated in an exclusive cul de sac. Extended and refurbished to exacting standards and with no expense spared, The Lodge provides some 6340 sq ft of space in total with three reception rooms, open-plan kitchen/dining/family room, converted basement with gym, games/cinema room, snooker room, and office/occasional bedroom. On the upper floors is a superb master suite with dressing room and bathroom, three further large bedrooms all with en suites. Beautifully landscaped south-facing gardens, large gated driveway and double garage all set within approximately 0.7 acre (0.28ha)

SITUATION

Frederick Road is a quiet and exclusive cul-de-sac in the heart of Edgbaston, within easy reach of Birmingham City Centre which lies just over a mile to the north. Five Ways railway station is within half a mile and provides direct access to Birmingham New Street Station which is just one stop down the line.

DESCRIPTION

The Lodge is a Grade II Listed Regency style white stucco double fronted detached residence dating to the early 1800's. The present owners purchased the property in 2006 and embarked upon a 5 year project to extensively refurbish, reconfigure and add to the accommodation to make it work perfectly for modern family life. With immaculate attention to detail, and a desire to create a house that is full of modern day luxuries, the end product is a perfect blend of new and old. Handsome Georgian architecture inside and out is complimented by 21st Century concept and style.

Undoubtedly the focal point of the house is the dramatic single storey extension which provides a fantastic open-plan kitchen, dining and living space with a vast expanse of bi-folding doors to the garden. The basement is a further impressive feature of this property, having been fully converted to create additional living and leisure space. Meanwhile, the upper floors provide excellent bedroom accommodation including a fantastic master bedroom and three further double en suite bedrooms.

Significant technology has been installed behind the walls, below the floors, and above the ceilings to enhance the functionality and enjoyment of the house for the whole family. Cat 6 cabling has been installed throughout as well as integrated speakers in the ceilings of the majority of the rooms throughout the house and a 5.1 surround sound system has been installed in the open-plan living area off the kitchen. Much of the technology is centred on an integrated home automation system which encompasses lighting, and can include security, music, gaming and television all controlled by a central "Matrix" server located in the basement. Each room has the ability to access multiple different media sources





including multiple Sky TV boxes, Apple TV, X-Box / Playstation, and “Sonos” music system depending on the user’s wishes. This system can also be accessed and operated via a smartphone, tablet or PC allowing the user to potentially monitor CCTV and control the lights and security gates from anywhere in the world.

THE ACCOMMODATION

The grand reception hall is entered via black high-gloss painted solid wood double front doors set beneath a columned Portico entrance porch. Decorative plasterwork in the form of cornicing and a ceiling rose are a reminder of the historic origins of this house, whilst a limestone tiled floor gives a more modern feel. An attractive staircase rises to the first floor, large doorways with deep architraves lead to the principal ground floor rooms, and an open staircase with glazed dividing screen provides a welcoming approach to the basement. The cloakroom is extensively fitted with Neville Johnson bespoke furniture offering neat storage for coats, shoes, scarves etc. There is a separate cloakroom W.C. with stylish suite including a wall hung concealed cistern W.C., wall hung counter-top wash basin with contemporary mixer tap, and a contemporary vertical radiator.

The three main reception rooms are presently used as a study/home office, dining room and drawing room. The study benefits from air conditioning and has painted fitted furniture to one wall with large storage cupboards, bookshelves, and display shelves. Matching fitted furniture to the opposite wall includes a desk and filing drawers. The formal dining room has two splendid full height sash windows to the rear which lift up to provide access to the rear garden. The drawing room also has two full height sash windows to the rear, and an elegant marble fireplace with cast iron insert and marble hearth. Either side of the chimneybreast matching arched recesses with fitted shelving and decorative radiator covers make for an attractive feature wall.

At almost 1,000 sq ft (93 sq.m) and spanning some 36 feet (11 meters) in width, the breath-taking open plan kitchen/dining/living room is certainly the most impressive room of this house. Almost the entire width of the rear elevation is one huge span of bi-folding doors which, when retracted, provide a totally uninterrupted opening to the garden. In addition, high pitched ceilings with a total of 16 Velux rooflights, as well as two sash windows to the front make this a wonderfully light space. The limestone tiled flooring is continued through from the reception hall and thermostatically controlled wet under-floor heating ensures that even this large space can be made to feel warm and inviting.

The bespoke kitchen is a true mark of the quality of this house; hand made by world-renowned Smallbone of Devizes and with Miele integrated appliances. Beautifully crafted walnut units with contrasting silver handles and black granite work-surfaces are cleverly laid out to provide a generous amount of storage and preparation space. In addition, a large central island unit also serves as a sociable breakfast bar. Appliances include coffee machine, twin ovens, two warming drawers, microwave, induction hob, wine fridge, dishwasher, and there is space for an American style fridge freezer. Off the kitchen area is a utility room, also fitted with matching Smallbone units with granite work-tops.





The basement has been tanked and dry-lined to create additional accommodation suitable for a number of uses and is divided into four main rooms (each with natural light and ventilation through light-well windows) plus a wine cellar and additional storage/utility space. There is currently an air conditioned gymnasium with rubber coated flooring and power points sunk into the floor, and external access via a glazed door with steps leading up to the side of the house. In addition, there is a cinema, a snooker room, and an office/music room. One of the store rooms has plumbing in place to be converted to a shower room and W.C., and the wine cellar has pipes and plumbing in place to allow easy conversion to a galley kitchen enabling the basement to be used as a self-contained apartment if required.

The bedroom accommodation is laid out over two upper floors with the master suite incorporating two former double bedrooms and spanning the full width of the rear elevation of the main house. A beautiful large bedroom with two sash windows overlooking the rear garden, a fully fitted dressing room off leading through to a luxurious en suite bathroom with Travertine tiling to the floor and walls, electric under-floor heating, free-standing double ended bath, large walk-in shower enclosure with fixed overhead rain shower and second height adjustable shower head.

Bedrooms two and three are both excellent sized double bedrooms with windows overlooking the front aspect. Both have stylish en suites with fully tiled walls, tiled floor with electric underfloor heating, bath with integrated shower over, wall-hung W.C. with concealed cistern, wash hand basin with mixer tap.

Bedroom four is located on the second floor and provides an ideal guest suite. This is a large 'L' shaped room with ample space for a seating/dressing area as well as space for a large double bed. The en suite has a walk-in shower enclosure, wall-hung W.C and wash basin with drawer unit beneath. Also on the second floor are several access points to the extensive eaves storage areas. This room has potential be split into two bedrooms with en-suite facilities subject to consents).

OUTSIDE

The property is accessed from Frederick Road via electronically controlled cast iron gates set upon substantial brick pillars. A 50m (170 ft) long grey-stoned approach driveway with manicured hedgerows and shrubberies either side eventually opens out into an expansive driveway in front of the house which is completely hidden from the road. There are timber double gates that conceal a hard-standing car wash/storage area, and to the right hand side of the house is the attached double garage with two electrically operated up and over doors. There is direct access into the house from the garage via a door to the kitchen/living space.

The rear garden has been beautifully landscaped to create the perfect environment for relaxing and entertaining. A large terrace immediately to the rear of the bi-fold doors steps down to a further seating area adjacent to which is an external entertaining area encompassing a bar and kitchen with built-in mains gas Beefeater grill, Fire Magic wok burner, double hob, electric warming

drawer, drinks unit and wash basin with and hot and cold running water, granite bar and work-tops. The centre section of the garden has a lawn surrounded by attractive borders and a couple of steps lead to a large paved seating area with pergolas over. Further steps lead down through a planted rockery to the lower section of garden with a large level area of lawn specifically designed for ball games and children's play. A further area of hard-standing to the corner is ideal for a trampoline. High walls to either side, and mature conifers to the southern boundary ensure excellent privacy and security. We have measured the total plot to be in the order of 0.7 acre (0.28ha).

GENERAL INFORMATION

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

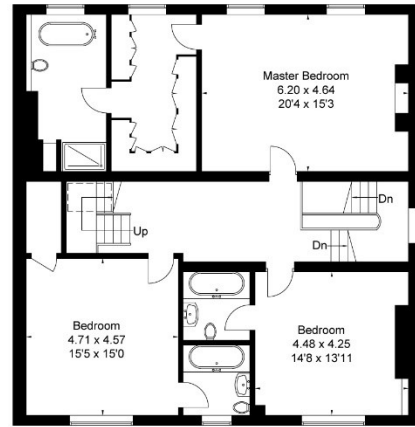
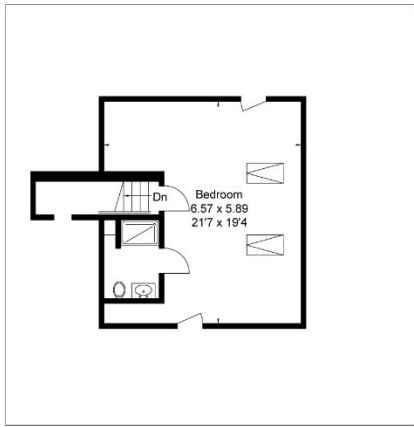
Council Tax: Band H

Joint Agents: Knight Frank

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**The Lodge, 30a, Frederick Road,
Edgbaston, B15 1JN**

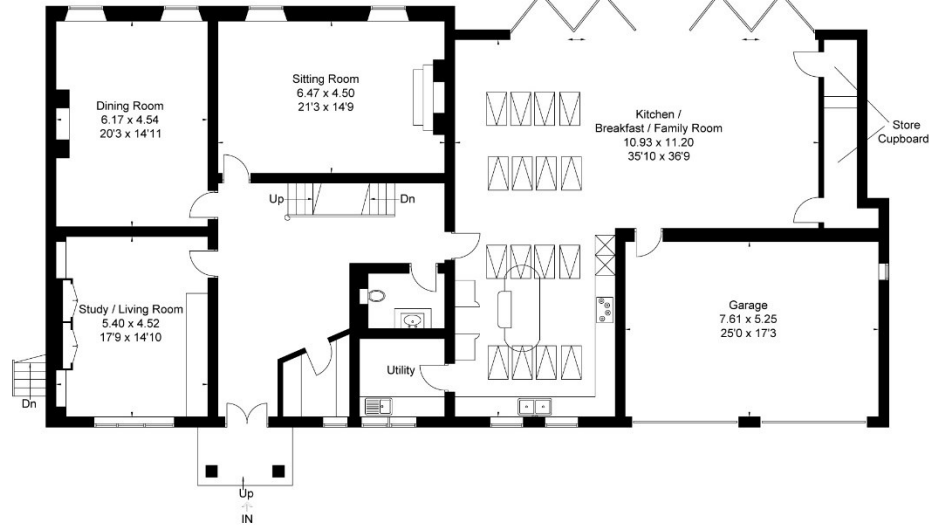
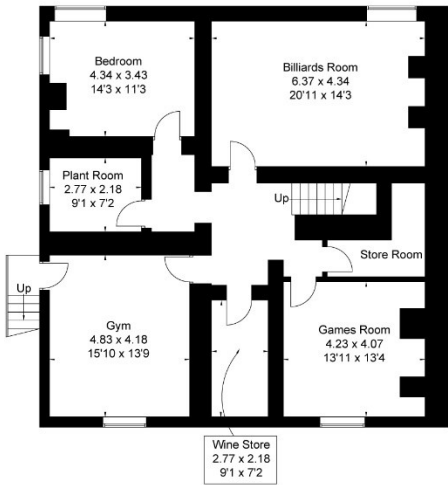
Approximate Gross Internal Area = 549 sq m / 5909 sq ft
 Garage = 40 sq m / 430 sq ft
 Total = 589 sq m / 6340 sq ft

= Reduced headroom below 1.5m / 5'0"



Second Floor

First Floor



Lower Ground Floor

Ground Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 131628

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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