



## 'WEST GROVE'

80 FARQUHAR ROAD, EDGBASTON, BIRMINGHAM B15 2QJ

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

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£2,600,000

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A remarkable 6 bedroomed Victorian residence situated in one of Edgbaston's most favoured roads. Thoughtfully modernised and extended accommodation totalling an impressive 6,675 sq ft (620 sq m) including a self-contained coach house annexe. All set within a plot of over half an acre.

## Situation

Farquhar Road is widely regarded as one of the premier roads in Edgbaston and boasts some of the area's most impressive homes. The property is very well placed for local amenities and is situated some 3 miles from Birmingham City Centre, and less than a mile from Harborne Village. The property is close to many of the prestigious private schools which serve the area and is within a few hundred meters of Birmingham University, the Queen Elizabeth Hospital, and recently revamped University Station for direct access to Birmingham New Street Station.

## Description

80 Farquhar Road is an imposing Victorian detached house which has been comprehensively improved by the present owners, with particular care and attention for enhancing the beautiful period features that the property has to offer. High ceilings and impressive room proportions combine with the large sash windows throughout most of the house to create a tremendous feeling of space which is perfect for comfortable family living as well as entertaining on a large scale.

Improvement works of particular note include a stunning extended kitchen which was added in 2023, a side extension in 2022 created a superb cinema room, the bathrooms in the main house were all replaced between 2020 and 2023, the central heating boiler and hot water system were replaced in 2023, and a number of the sash windows have been replaced with high quality double glazed units from a renowned local timber window specialist.

Extending to some 6,675 sq ft (620 sq m) in total, this substantial property in further detail comprises:

## On the ground floor

Solid wood double front doors with a glazed Gothic arch above open into an enclosed entrance porch where a beautifully refurbished Minton tiled





floor runs through into the large reception hall, off which is the guest cloakroom WC.

The three principal reception rooms radiate off the hall. To the front is a grand dining room which has a large triple sash bay window, a stunning central ceiling rose, and an original open fireplace with marble surround and hearth. Glazed double doors open off the dining room into the cinema/games room which has bifold doors to the garden, 4 built-in Sonos speakers, wiring for home cinema and 100" wall mounted cinema screen. There are electrically operated blinds to the bifold doors and the two roof lanterns.

The main rear reception room is impressive, with decorative cornices and roses to the ceiling, exquisite parquet wood floor and an attractive fireplace with marble insert and hearth and a painted carved wood surround. Splendid views of the garden are provided through a large bay window with central glazed door affording access to the rear terrace.

The third reception room is an ideal study or perhaps a cosy television room and has fitted bookshelves and cupboards to one wall, attractive light oak parquet floor, decorative ceiling rose, and two sash windows to the rear aspect.

The kitchen is the centrepeice of this fabulous home, having been extended and refitted in 2023 to create an ideal entertaining and living space, connected to the garden via bifold doors and with further light coming from full height windows and a large roof lantern. The kitchen itself has navy painted base and wall units with contrasting white Silestone worktops and including a central island unit. Integrated appliances include a Neff oven, microwave oven, and warming draw, an additional De Dietrich oven, Neff five ring induction hob, AEG dishwasher, Bosch wine cooler. There is a double butler sink with Quooker PRO3 boiling water tap. The adjacent utility room has matching fitted units and worktops and a butler sink. A door off the utility room leads into a useful boot room, and another door leads out into the courtyard.

The basement is presently used as a gym, having ample headroom as well as a screeded floor and power and lighting. There are two additional smaller rooms, ideal for storage.

#### **On the first floor**

The spacious landing has three sash windows around the stairs, allowing plenty of light in. Three substantial bedrooms and a large modern house bathroom radiate off this space. Bedroom 1 is situated to the front with a wide triple sash bay window, attractive marble fireplace with coal effect gas fire, decorative ceiling cornices and roses, and a smart en suite shower room.

The second bedroom has a lovely rear aspect with three sash windows set in a bay to the rear. There is extensive fitted furniture to one wall





and there is a stylish en suite with shower over bath, WC, and wash basin set with vanity unit.

Bedroom three is a generously proportioned double room with two sash windows overlooking the garden, a built-in cupboard and a built-in double wardrobe.

The modern family bathroom is particularly large and has a bath, separate shower enclosure and wash basin with vanity unit.

#### On the second floor

The landing provides access to the three additional double bedrooms, one of which has a room off it which is presently used as a study but which could also be a dressing room. These three bedrooms are served by a modern shower room.

#### First Floor Annexe Apartment

Detached from the main house is an attractive two storey coach house, the ground floor of which provides garaging and garden storage. Above it however is a beautifully converted self-contained apartment with stairs leading up from the side courtyard. The apartment is modern and well-presented, offering a spacious open-plan living area with fully fitted kitchen with solid granite work top.

An inner hall leads to the double bedroom with extensive fitted furniture, and there is a bathroom which has a bath, WC, wash basin and a corner shower enclosure with multi-jet shower.

#### Outside

To the front of the house is a wide gravelled drive set behind a low level brick wall with mature hedgerow behind providing screening. To the left hand side of the house is the coach house which provides tandem garaging for two cars as well as excellent storage. There is an Anderson A2 EV charger.

The stunning rear garden has a raised blue brick terrace running the full width of the house. Central steps lead down to the substantial lawn which is flanked by deep borders, well-stocked with mature shrubs and trees to provide privacy. We have measured the total plot size to be in the order of 0.54 acre (0.22ha).

#### 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.

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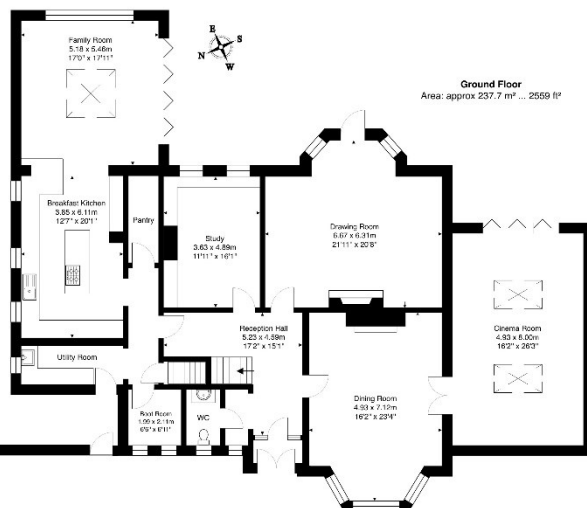
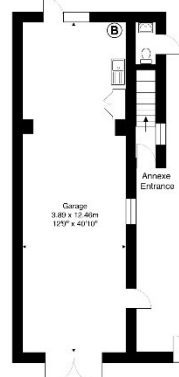




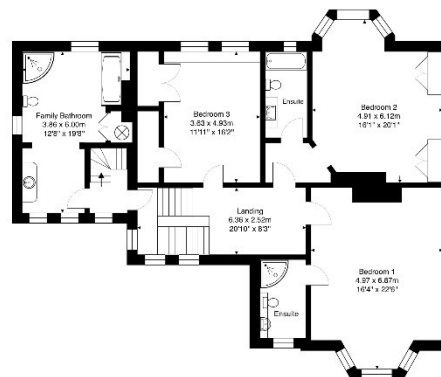
**The Annexe**  
Area: approx 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>



**The Coach House**  
Area: approx 54.2 m<sup>2</sup> ... 584 ft<sup>2</sup>



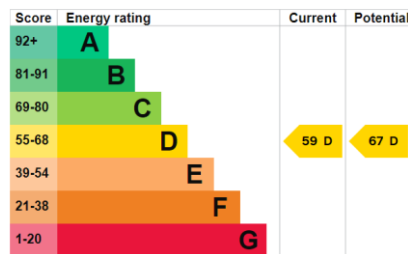
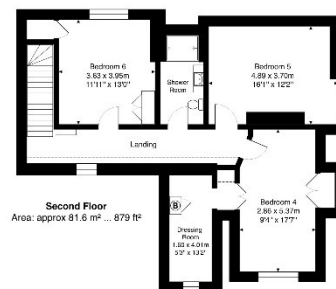
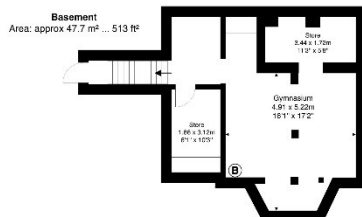
**First Floor**  
Area: approx 141.5 m<sup>2</sup> ... 1523 ft<sup>2</sup>



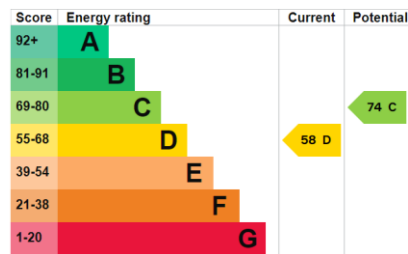
80 Farquhar Road, Edgbaston, Birmingham, B15 2QJ.

Total Area: approx 620.1 m<sup>2</sup> ... 6675 ft<sup>2</sup>

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



Annexe



Main House



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