



1 HERMITAGE ROAD

EDGBASTON, BIRMINGHAM B15 3UP

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,475,000

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An exceptional Victorian detached residence of considerable stature and charm. Characterful accommodation extending in all to an impressive 4,458 sq ft (414 sq m) including four reception rooms, breakfast kitchen, basement games room, seven double bedrooms, three bath/shower rooms. Garaging and outbuildings. Total plot approx. 0.42 acre.

Situation

Hermitage Road is a highly regarded road which runs off Westfield Road and connects with the A435 Hagley Road. The house is ideally located for access to the superb local independent schools that the area boasts, with Edgbaston High School for Girls, Hallfield, West House, Blue Coat, Priory, and King Edward's all being within 2.5 miles. Birmingham city centre is also within easy reach, being some 4 miles away and easily accessible by bus from the nearby A456 Hagley Road.

Description

1 Hermitage Road is a substantial Victorian detached house with a handsome double-fronted red brick façade. The property displays many fine Victorian features including high ceilings with decorative plasterwork, beautiful fireplaces, deep skirting boards and architraves, and impressive room proportions with high ceilings and large windows. Providing a total of approximately 4,458 sq ft (414 sq m) of accommodation (excluding outbuildings) set over three storeys (plus basement) this is a house that is perfect for family life.

Accommodation

The property is entered via solid wood double front doors with an arched fanlight over, leading into an enclosed entrance porch which in turn leads into the large reception hall with oak parquet flooring. There are four excellent





reception rooms, offering ideal living space and versatility for a large family.

The two larger reception rooms are to the left hand side of the house and interconnect with one another via double doors. The dining room is to the front and has a remarkable box bay window with stone mullions and intricately patterned stained and leaded glass top sections. Another feature of this room is the impressive fireplace with cast iron basket with coal effect gas fire and a beautiful carved sandstone surround. The sitting room is to the rear and boasts impressive proportions, running over 22 ft in length. Three sets of glazed double doors open to the garden. An impressive fireplace forms a focal point for the room and has a cast iron insert with coal effect gas fire, and a carved wood surround. The main feature of this room however is the beautiful ceiling which features a highly decorative coffered grid design with central square ceiling rose, and ornate corning.

The third reception room is a study/TV room and has a bay window to the front, attractive fireplace with coal effect gas fire and carved wood surround, and decorative corning. A door leads through into the utility room. The fourth reception room is a cosy snug which links with the kitchen and has double doors opening to the garden. There is a wood burner set within a large brick fireplace with painted wood surround.

The breakfast kitchen is wonderfully light, having a large lean-to double glazed roof as well as glazed double doors to the garden and two windows to the courtyard. There are wood fronted base and wall units, a Falcon range cooker with 5 ring gas hob and extractor over, space for fridge freezer, space and plumbing for dishwasher. Completing the ground floor accommodation is the guest cloakroom WC.

In addition to the fabulous ground floor living space, the cellar has been converted to create a superb games room which has a tiled floor, central heating, good ceiling height, and fitted bench seating.

On the first floor are four excellent double bedrooms, including a master bedroom with fitted dressing room, and





en suite shower room. The other three bedrooms are served by a well-appointed family bathroom with cast iron claw-foot bath, separate shower enclosure, WC, and wash basin. There is also a box room/study which has a fitted desk and a doorway linking to bedroom 3.

On the second floor are three further double bedrooms, one of which is particularly spacious, having formerly been two separate rooms and now spanning some 23 ft plus a walk-in wardrobe. These three bedrooms are served by a bathroom which has roll-top bath, separate shower enclosure, WC, and wash basin.

Outside

To the front, the house is set behind a large tarmac driveway accessed via imposing brick gateposts and with a low level brick wall with iron railings. Screening from the road is provided by mature hedge, trees, and shrubs. To the right hand side is a large detached garage, behind which are various brick outbuildings, in need of some repair but offering excellent scope for development (subject to consents).

To the rear is a fabulous south-west facing garden which offers good levels of privacy and a green and pleasant outlook from the house. There is a substantial gravelled patio area, beyond which is a large lawn with deep, mature borders to either side. To the right hand side a gravel path leads to the top of the garden, partly screened by shrubs and trees, where there is a superb children's play area including a climbing frame with swings and a slide, a sports area with artificial grass, and a charming timber playhouse. We have measured the total plot to be in the order of 0.42 acre.

General Information

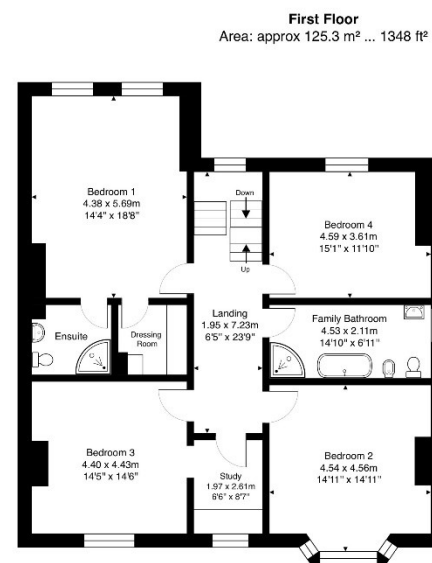
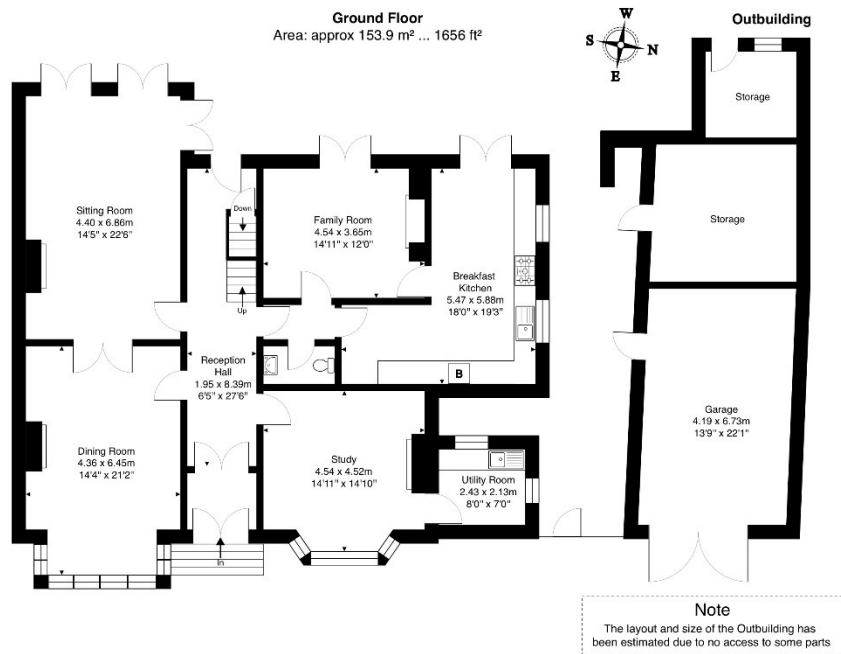
Tenure: We understand the property is freehold, however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available on request. A nominal annual charge of approximately £70 is payable.

Council Tax: Band G.

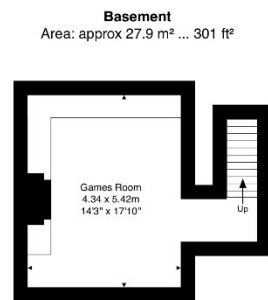
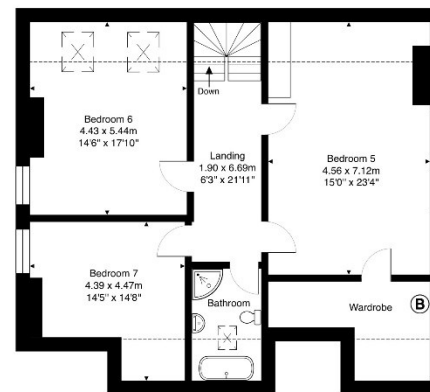
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Second Floor
Area: approx 107.0 m² ... 1152 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

1 Hermitage Road, Edgbaston, Birmingham, B15 3UP

Total Area: approx 414.1 m² ... 4457 ft² (excluding Outbuilding)

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

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