



**15 CHAD ROAD**

EDGBASTON, BIRMINGHAM B15 3ER

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 15 CHAD ROAD

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£1,650,000

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A handsome and spacious Grade 2 Listed period family home, offering well-presented and extensive accommodation extending to some 5,839 sq. ft. (542 sq. m). The house is approached over a wide in and out drive and is set within delightful private walled facing gardens of just over a half an acre, whilst situated on a popular and convenient residential road within Edgbaston.

## LOCATION

The house is conveniently located some 2 miles west of Birmingham City Centre and is easily accessible by regular buses or tram nearby, on the Hagley Road. Fiveways railway station is less than a mile distant and just one stop from Birmingham New Street station. Access to the Midlands motorway network can be found via J6 of the M6 (4.5 miles) and J3 of the M5 (5.5 miles).

Harborne High Street is only about 1 mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose as well as chemists, newsagents, in addition to brasseries, restaurants and coffee shops.

## DESCRIPTION

15 Chad Road is a most distinctive period family home, built in circa 1840 and listed Grade 2 for its historical and architectural importance, designed by the renowned Victorian architect Charles Edge (1800-1867), one of the leading architects of his day in Birmingham. The property offers most attractive rendered elevations, predominantly set beneath a pitched slate roof, and with relief provided by sash fenestration, large chimney stacks and a fine portico entrance porch to the front façade.

The well-proportioned and spacious accommodation is set over three floors, being ideally suited for family occupation and entertaining purposes, with 3 superb principal reception rooms, in addition to a study and well fitted breakfast kitchen. Extending in all to some 5,839 sq. ft (542 sq. m.), the well laid out living space briefly comprises.









## THE ACCOMMODATION

### On the Ground Floor

Portico entrance porch leads into the entrance vestibule with an obscure glazed door continuing through into the welcoming and spacious central reception hall. An elegant staircase with mahogany handrail rises to the first floor, whilst doors radiate off to a study and the three principal reception rooms.

The front study/office has a feature fireplace with fine decorative inlay, fitted bookcases and a glazed display cabinet. The sitting room also enjoys a west facing aspect to the front, marble fireplace surround and hearth, with a gas coal wood burner effect stove inset, and a small southeast facing sunroom off, with access out onto the rear terrace.

The splendid drawing room is flooded with natural light from the large bay window and French doors opening out onto the rear terrace and gardens and has the central feature of an Art Deco style marble fireplace with a gas coal effect fire set within. The formal dining room has an oval ceiling panel with central ceiling rose and fireplace recess with marble surround and hearth and enjoys an aspect over the rear gardens.

An inner lobby leads off to a cloakroom, with cloaks area and separate WC, as well as access down to the extensive cellars with 4 main compartments.

The excellent breakfast kitchen is fitted with a range of modern base and wall mounted units, generous marble worktop space, twin bowl sinks with mixer tap, as well as a range of built-in quality appliances, to include two Gaggenau ovens/grills, Neff microwave and gas 4 ring hob, with separate BBQ grill and single burner gas hob, integrated Bosch dishwasher and space for an American style fridge/freezer.

A rear hall has access out into the part covered courtyard, and leads off to a useful walk-in pantry, built in store, butler's pantry/laundry room and a playroom/potential ground floor guest bedroom, which is served by its own small en suite shower room.

### On the First Floor

From the reception hall an elegant staircase leads up to the principal first floor landing, with feature window and curved doors to an airing and utility cupboards, and further doors off to









the bedroom accommodation. The superb master bedroom is served by an en suite bathroom, with panelled air bath, separate glazed shower cubicle, pedestal wash hand basin and a WC. There are a further 4 bedrooms on this floor, a dressing room, main family bathroom with air bath, further bathroom, and a separate WC.

### On the Second Floor

Suitable as a self-contained flat/annexe with landing having useful storage, kitchenette/living/dining room, bedroom 6 with access out onto a south facing roof balcony, shower room and a separate WC.

### OUTSIDE

The property is approached over a wide set in and out drive, providing parking for a good number of cars and providing access through wooden gates to secure parking area within the part glazed covered courtyard. This in turn leads into the double garage via a remote-controlled electric door. A wrought iron side gate leads from the courtyard continues to the back of the garage to the gym/garden store.

The delightful walled gardens are situated mainly to the rear of the house, and enjoy a wonderfully private aspect, with an extensive York stone paved seating area which continues right around to the southern side of the property. There is an expansive central level lawn, with exceedingly well planted borders, a variety of mature trees to include yew and silver birch, and a rockery, together with a more recently installed lean-to greenhouse. To the far end of the gardens is a feature folly and a useful brick built garden store, as well as a further large York stone paved terrace.

The house and gardens in all extend to around 0.53 acre in total.

### 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 and management charge which was £66.97 for 2024-2025.

**Council Tax:** Band H

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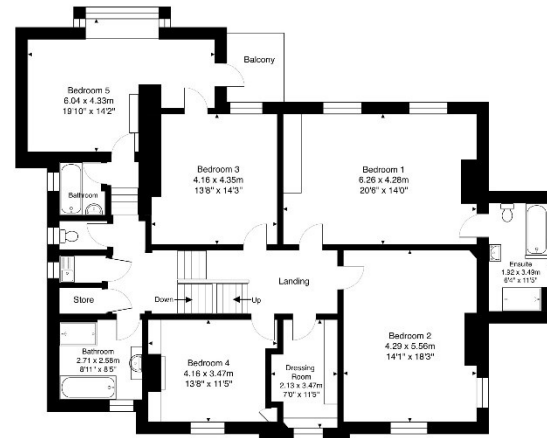




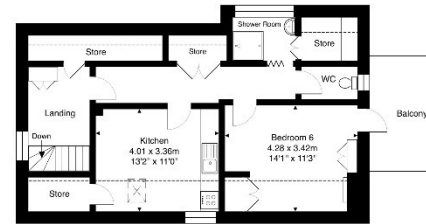
**Outbuilding**  
Area: approx 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>



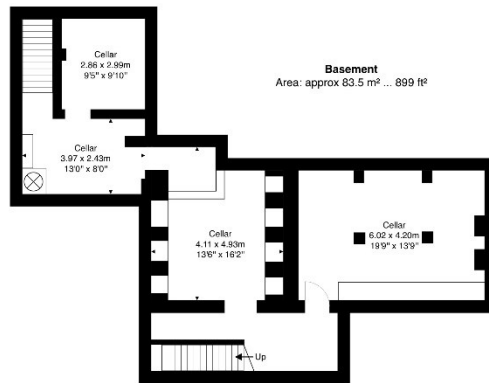
**First Floor**  
Area: approx 158.1 m<sup>2</sup> ... 1701 ft<sup>2</sup>



**Second Floor**  
Area: approx 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>



**Basement**  
Area: approx 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>



15 Chad Road, Edgbaston, Birmingham., B15 3ER.

Total Area: approx 542.5 m<sup>2</sup> ... 5839 ft<sup>2</sup>

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

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