



9 CHAD ROAD

EDGBASTON, BIRMINGHAM B15 3EN

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,650,000

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A most beautifully appointed detached Victorian family home, offering exceptionally well-presented accommodation extending to some 4,896 sq. ft. (455 sq. m). The house is approached through electric gates onto a generous secure front drive and set within superbly well maintained west facing gardens of 0.37 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

9 Chad Road is a most handsome period family home, believed to have been originally constructed in 1839. The property offers most attractive brick faced elevations, predominantly set beneath a pitched slate roof, and with relief provided by sash fenestration, and a fine central portico entrance porch to the front facade.

The current owners have comprehensively refurbished and tastefully modernised the property to an exacting standard with numerous quality fittings throughout. Features of note include double glazed windows by Harborne Sash Windows together with quality window shutters, Cole & Son wallpapers and Farrow & Ball paints throughout, splendid fireplaces to the two principal reception rooms, luxury fitted German kitchen with built in appliances by Miele and Siemens, and hard wearing cosmic black granite worktops, in addition to modern bathroom suites (the latter also with under floor heating) and featuring Philippe Starck units and taps, along with Matki showers. There is also





an electric sliding entrance gate onto the front drive and an automatic garden irrigation system.

The Accommodation

The well-proportioned and exceedingly well-presented accommodation is set over three floors, being ideally suited for family occupation, with 3 superb principal reception rooms, in addition to a superb high specification fitted kitchen with a breakfast room/conservatory off. Extending in all to some 4,896 sq. ft (455 sq. m.), the well laid out living space briefly comprises.

On the Ground Floor

Portico entrance porch leads through double panelled timber doors into the welcoming central reception hall. There is a fully restored Minton tiled floor, part glazed door to the rear porch and terrace, a useful understairs cloaks cupboard and cleverly designed fitted storage/shoe drawers. An elegant staircase with three quarter height landing and feature window rises to the first floor, whilst doors radiate off to the three principal reception rooms, a cloakroom, and the fitted kitchen.

The front sitting room has full length double glazed sash windows to the front aspect, and a central feature of a fireplace with timber surround and coal effect gas fire set within.

The splendid drawing room is flooded with natural light from the two full height double glazed sash windows overlooking the west facing rear terrace and gardens and has the central feature of fireplace with timber surround and a gas coal effect fire set within. The formal dining room enjoys a delightful aspect over the rear gardens, with a Karndean wood floor, built in arched storage cupboard, three quarter height wood wall panelling and fireplace with a timber surround and raised grate, with a coal effect gas fire set within.

The superbly well-appointed and modern fitted kitchen has a range of modern base and wall mounted units, generous cosmic black granite worktops and splashbacks, integrated sink unit with Quooker Instant hot water tap, as well as a range of built in quality appliances, to include a Miele induction hob with separate Wok gas burner and an extractor fan over, Siemens double oven and grill, an American style fridge with deep pull out freezer drawer beneath, deep upright pantry/storage cupboard ideal for hidden storing of microwave oven, coffee machines and other electrical appliances, large pull out drawers and feature adjustable triple ceiling spotlights.

There is a separate utility/laundry room with plumbing for a washing machine and dryer, fitted storage cupboards and cupboard housing the Worcester gas fired central heating boiler. A door provides access to the extensive cellars, and to the enclosed side courtyard area.





On the First Floor

From the reception hall an elegant staircase leads up to the principal first floor landing with doors off to the main bedroom accommodation. The superb master bedroom has a westerly aspect to the rear, with a Karndean wood floor m feature fireplace with coal effect gas fire, and is served by a luxury en suite shower room, with large, glazed walk-in shower with central rain head shower, twin wash hand basins in a vanity unit with large mirror over, WC and mirrored storage cabinet. There are a further 2 double bedrooms on this floor, both with gas coal effect fires, and bedroom 3 is served by its own luxury en suite shower room. There is also a luxurious separate family bathroom with a free-standing bath, twin sinks in a vanity unit, with large mirror over, WC and walk in glazed shower with large rain head shower.

On the Second Floor

Landing with ample storage and two fitted wardrobes, bedroom 4/office with fitted desk, shelving, and feature coal effect gas fire, and served by its own shower room which also has access to generous storage within the eaves space.

Outside

The property is approached through a sliding electronically operated entrance gate flanked by brick piers, opening onto the block paved front drive, providing ample parking for a good number of cars, as well as access through to a secure inner courtyard. This in turn leads into the garaging which widens to provide parking for up to 2 cars and houses the water tank for the automatic irrigation system and a gardener's WC. (This area also offers excellent potential for conversion into an annexe, subject to any necessary consents). There is an EV charging point.

The delightful part walled gardens are situated mainly to the rear of the house and enjoy a wonderful west facing private aspect. An extensive flagstone paved seating area has steps leading down onto the level central lawn, surrounding which are deep well planted borders with mature trees, shrubs, and flowering plants. There is an ornamental fish pool and two sets of pergolas with climbing plants, and a pathway which leads right around the garden, which also benefits from a comprehensive automatic irrigation system. The house and gardens in all extend to 0.37 acre.

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. Further details are available on request.

Council Tax: Band H

Published June 2025





9 Chad Road, Edgbaston, Birmingham, B15 3EN.

Total Area: approx 454.8 m² ... 4896 ft²



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

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