



17 WESTFIELD ROAD
EDGBASTON, BIRMINGHAM B15 3QF

ROBERT POWELL
CHARTERED SURVEYORS & ESTATE AGENTS

17 WESTFIELD ROAD

EDGBASTON, BIRMINGHAM B15 3QF

£2,250,000

A magnificent Victorian gentleman's residence of exceptional quality, occupying a stunning plot of approximately 0.7 acre in a prime section of one of Edgbaston's most favoured roads.

Location

Westfield Road is widely regarded as one of Edgbaston's most desirable roads and boasts some of the area's most impressive properties. Westfield Road is conveniently located for access to Birmingham City Centre which lies less than three miles to the east. Local shopping as well as bars and restaurants are available at nearby Five Ways or in neighbouring Harborne, both of which are within a mile.

Description

17 Westfield Road enjoys a particularly wide frontage of over 100ft (31m) which combines with distinctive architectural features to make it one of the most striking properties on the road. Attractive red brick elevations with ornate brickwork and stonework are complimented by a number of impressive stone mullioned windows, large bays and decorative leaded and stained glazing.

The present owners have enjoyed many happy years in the property and over that time have lovingly refurbished and maintained the house and gardens to an exacting standard.

Accommodation

The accommodation is laid out principally over three floors (plus cellars) extending in all to some 6992 sq ft (650 sq m).

The property is entered via solid wood double front doors leading into an enclosed entrance porch. A charming leaded





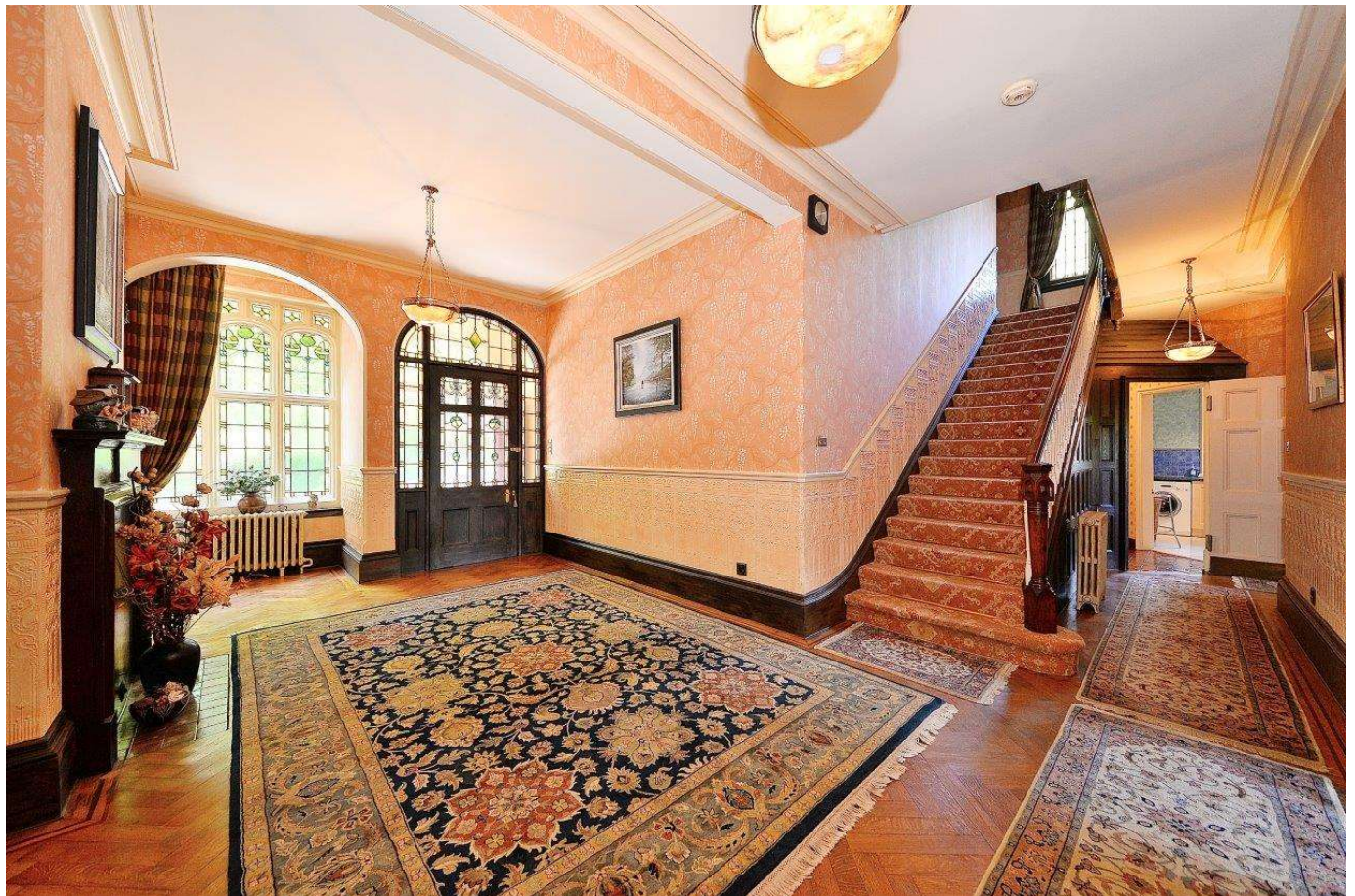
and stained glass inner front door opens into the large but inviting reception hall which has beautiful oak parquet flooring and decorative leaded and stained glass windows to the front.

Off the hall radiate the three fine reception rooms; all with generous proportions and all with their own charming features. The dining room has part wood panelled walls and an attractive bay window to the front. The Drawing Room has parquet flooring continuing through from the hall, a large bay window with central double doors to the rear garden, and an attractive inglenook fireplace with decorative windows either side and a polished mahogany fire surround, slate hearth and coal effect gas fire. The sitting room also has a large bay window to the rear with central double doors, parquet flooring, recessed arch to one wall with fitted bookcase, an impressive fireplace with marble insert and carved wood surround, and decorative plaster detailing to the ceiling.

The dining kitchen is to the front of the house and is a sociable space with a good sized dining area and an excellent cooking area. The bespoke handmade kitchen was replaced in 2010 and is of high quality design and build. The light coloured wood fronted units with contrasting inlays are timeless as are the quality black granite work-surfaces. There is extensive storage and preparation space with base and wall mounted units and a large island unit and breakfast bar. Further storage is on-hand in the adjacent pantry with its original slate shelf and additional fitted shelving to the walls. At the heart of the kitchen is a limited edition deep gloss black enamel and chrome four oven Aga. Other appliances include a Neff electric oven, Miele integrated dishwasher and a large free-standing American style fridge freezer.

Adjacent to the kitchen is a utility room which was the former butler's pantry and has an array of storage shelves and cupboards as well as a sink and plumbing for a washing machine and tumble dryer. Adjacent to the utility room is the large cloakroom and WC.

The first floor accommodation is accessed via a wide staircase with a fabulous stained and leaded glass window on the half landing which allows natural light to flood into the core of the house. There are five double bedrooms in all on this floor served by three bathrooms.





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The master bedroom is situated to the rear and enjoys splendid views over the garden through a quadruple sash window bay. There is an attractive cast iron horseshoe style fireplace with coal effect gas fire and there is extensive fitted furniture including wardrobes, drawers and a dressing table. There is an en suite bathroom which is also accessed from the landing and has a Jacuzzi steam shower, bath, WC and wash basin set into a marble top and extensive fitted vanity unit with cupboards and drawers.

Bedroom two has a triple sash bay window to the front and a cast iron horseshoe fireplace with coal effect gas fire. The attached en suite bathroom can also be accessed from the main landing as a house bathroom and is particularly spacious with a central freestanding bath, double walk-in shower enclosure, large vanity unit to one wall with integrated WC and wash basin.

Of the remaining three first floor bedrooms, two are rear facing whilst one overlooks the front. Completing the first floor accommodation is a smaller house bathroom and separate WC.

The second floor landing has a large window over the stairs and there is access off into a useful loft storage space. There are two double bedrooms, a drying/ironing room and a vast room which is made up of two former bedrooms and is now used as a study and living room.

Outside

17 Westfield Road occupies a superb plot of approximately 0.7 acre. To the front is a substantial gravelled driveway accessed from Westfield Road via electronically operated gates. To the side of the house timber double doors provide access to a blue bricked courtyard area allowing for additional concealed parking. The courtyard leads to a large detached garage as well as several stores and outbuildings including a gardener's loo.

The rear garden is a spectacular backdrop to the house with far reaching views to be enjoyed from the slightly elevated rear terrace. A shallow slope from the terrace leads to the main lawn which is large and level. Towards the bottom of the garden, partially separated by planted beds is a further area of lawn interspersed with trees. A portion of the bottom of the garden (as seen approximately edged blue on the below aerial

photograph) measuring an additional 0.32 acre is occupied by way of an open-ended licence with Calthorpe Estates. Whilst it does not form part of the Title to the property, the current owners have enjoyed the benefit of the use of it as part of their garden for over 25 years, making the current usable plot just over an acre in total.

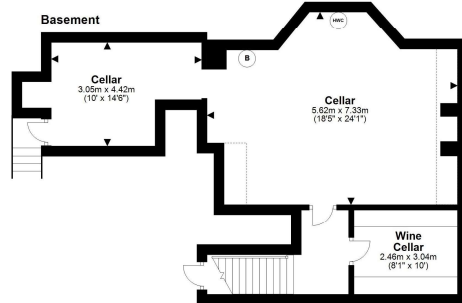
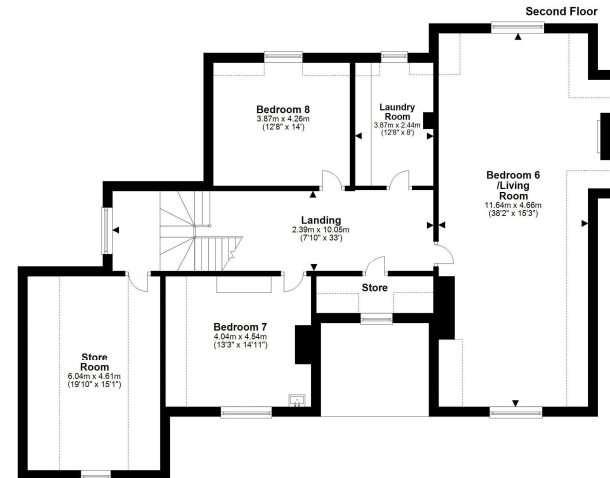
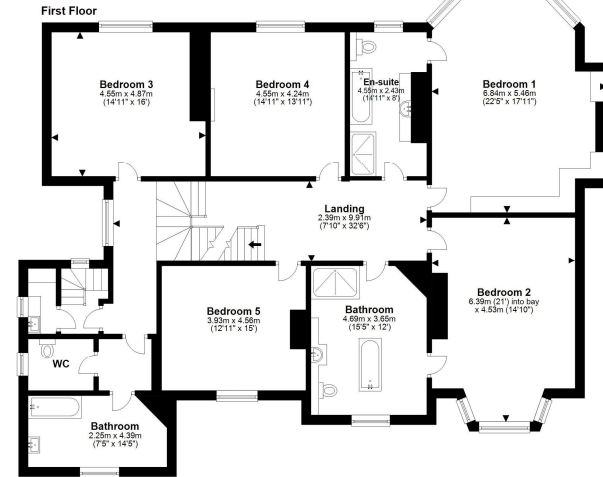
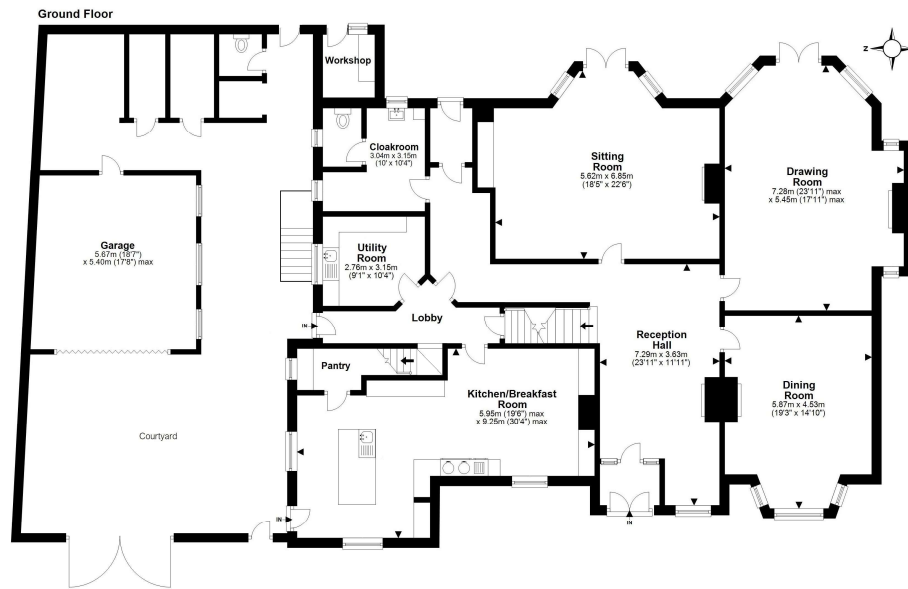
Published May 2019





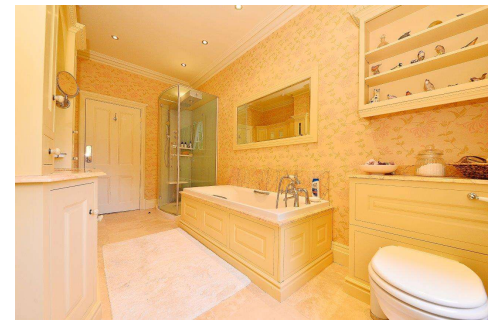
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Basement = approx 63.50 Sq.metres [684 Sq.ft]
 Ground floor = approx 215.10 Sq.metres [2,316 Sq.ft]
 First floor = 207.40 Sq.metres [2,232 Sq.ft]
 Second floor = 163.60 Sq.ft [1,760 Sq.ft]
 Total = 649.60 Sq.metres [6,992 Sq.ft]



Notes
 1. The Courtyard, Garage, External store rooms and Workshop on the Ground floor are excluded from the area calculations.

Disclaimer
 Floorplan produced for illustrative purposes only
 Measurements are approximate only with 10% tolerance
 Area calculations are approximate only with 10% tolerance
 Please check all information before making any decisions
 Floorplan designed for Robert Powell Estate Agents
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