



84 FARQUHAR ROAD
EDGBASTON, BIRMINGHAM B15 2QJ

Robert Powell
RESIDENTIAL SALES & LETTINGS

84 FARQUHAR ROAD

EDGBASTON

£2,000,000

(OFFERS IN EXCESS OF)

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A handsome detached house, located in one of Edgbaston's most prestigious roads, offering excellent family accommodation including elegant reception rooms, a beautiful orangery, a fine fully fitted kitchen with adjoining utility area, cloakroom, integral garaging, store and gardener's w.c. The first floor has a grand master suite, three guest bedrooms, two further bathrooms and a single room currently used as a dressing room. Wide in/out driveway, magnificent gardens. Total plot of around half an acre.

Situation

Farquhar Road is an extremely popular and most convenient residential location set in the heart of leafy Edgbaston and situated on the renowned Calthorpe Estate. The property is very well placed for all local amenities and is situated only some 2 miles from Birmingham City Centre, as well as only about half 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 excellent Medical School and The University Station for direct access to Birmingham New Street Station.

Description

84 Farquhar Road is a most impressive, elegant and immaculate family home. Set back from the road with a stunning frontage, this handsome property has many notable architectural features including mullioned windows, stained glass leaded light feature windows, elegant gilt plasterwork and impressive oak staircase, doors and beams. It has the added advantage of having in place planning consent for a two storey side and single storey extension to the right hand side of the property, details of which are available upon request for inspection. Calthorpe Consent to the development has also been granted but such consent is personal to the owner and





will have to applied for by an incoming buyer. The additional accommodation this will afford will increase the value of the property significantly.

Accommodation

The oak front door opens into an elegant reception hall with leaded light window in an alcove, a fine oak staircase rising to the first floor on the right hand side, with oak doors to the two main reception rooms, the cloakroom, orangery and kitchen.

The Drawing Room is to the right, it has excellent natural light with windows to the front and side and with French doors at the rear onto the terrace. There are impressive oak beams to the ceiling and inglenook, elegant plasterwork to the ceilings.

The Dining Room looks out on to the front drive, it too has elegant gilt coving to the ceiling, picture and wall light points. The cloakroom is off the rear hall, it has recently been refurbished to exacting standards.

The kitchen is fully fitted and has an array of fitted units, both base and wall mounted with an inset gas hob, a central island unit with circular sink, black marble work surfaces and tiled flooring and leads to the Orangery. This extends across most of the rear elevation, it is impressive in its size and elegance, with superb garden views, underfloor heating, air conditioning unit, space for casual dining and is a most useful reception room, where the owners spend virtually all their time. The utility area is off the kitchen and has an inbuilt double oven, a sink unit beneath the window, plenty of storage, both base and wall mounted together with access to the garage areas, boiler cupboard and gardener's WC. There is also a door through to the garden.

A beautiful oak staircase rises from the hall to the first floor. On the half landing is a magnificent stained glass window, throwing light down into the hall. The Master





Bedroom is impressive in both size and style. It has windows to the front and rear, an extensive range of fitted bedroom furniture and a recently refurbished ensuite bathroom which is beautifully appointed.

Bedroom 2 is at the far end of the landing, with an ensuite bathroom, walk in cupboard, a door and steps leading down to the rear terrace and garden, it would be suitable for an au-pair or an elderly relative because of its independent access. Bedroom 3 is a large room at the front with picture window, a window seat and range of fitted furniture. The guest bathroom is impressive with a raised bath and includes a linen cupboard. Bedrooms 4 and 5 are single sized rooms one of which is now used as a dressing room and which gives access to Bedroom 2.

There is a hatch on the landing which gives access to a spacious loft, this is electrically operated as are the steps which are lowered and retracted.

Outside

The land at the front of the house is most impressive with a wide carriage driveway, space for several cars to park, in addition to the two garages which lie to the left hand side of the house. There is a semi-circular lawn behind a short hedge and gate providing side access to the garden at the right hand side. The grounds at the rear are immaculate; laid mainly to lawn beyond the terrace and with an ornamental pond surrounded by specimen trees and shrubs. Paths lead to the area beyond where there are two sheds and a greenhouse, a selection of shrubs and trees which make this a perfect play area for children and is extremely private.

We have measured the total plot to be in the order of 0.5 acre (0.21 ha).

General Information

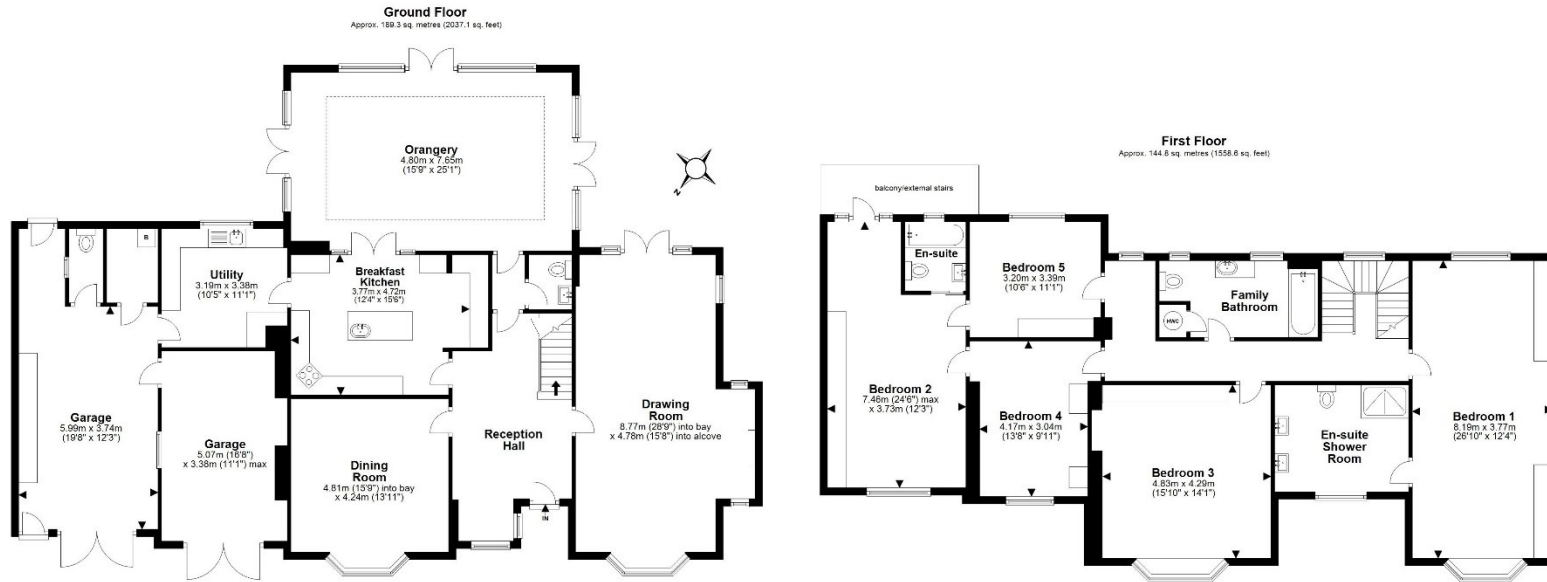
Tenure: Freehold

Council Tax: Band H

Published December 2023







Total area: approx. 334.1 sq. metres (3595.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please check all information before making any decisions
For more information please contact the agent.

84 Farquhar Road, Edgbaston, Birmingham



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

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