



5 FARQUHAR ROAD
EDGBASTON, BIRMINGHAM B15 3RA

Robert Powell
RESIDENTIAL SALES & LETTINGS



5 FARQUHAR ROAD £9,500pcm

EDGBASTON

Rare opportunity to rent this impressive 6 bedroom, 6 bathroom detached house situated in prestigious residential area. Available from mid-July, unfurnished

Situation

Farquhar Road is widely regarded as Edgbaston's most prestigious address and boasts many of the area's most impressive and valuable houses. Birmingham City Centre lies some 3 miles to the north east, Harborne High Street is a mile away, as is Birmingham's Queen Elizabeth Hospital.

Description

This is a most elegant and immaculate family home. Set back from the road with a stunning frontage and sweeping driveway. Offering an impressive 8,084 sq ft (751 sq m) in all, the property provides a rare opportunity to rent a substantial family home which is finished to an exceptional specification.

To the ground floor there is a reception hall, inner lobby, large living room with bay window and feature fireplace, sitting room with French doors out to the garden, family room with French doors out to the garden and feature fireplace, study with storage cupboard, superb bespoke open plan kitchen / breakfast room which has high quality cabinetry, premium worktops, range of integrated appliances including Novy induction hob, 2 Siemens double ovens and separate combination microwave oven, Siemens coffee machine, 2 dishwashers and 2 fridge freezers. There are two sets of doors

to the garden. A bespoke orangery adjacent to the kitchen with BBQ and entertaining space and doors out to the patio area. There is also a pantry, utility room and boot room off the kitchen.

On the first floor is a master suite with dressing room, en suite bathroom and separate toilet, a further double bedroom with walk through dressing room leading to an en suite bathroom and a third double bedroom with en suite

On the second floor is a double bedroom with dressing room and en suite bathroom, a further double bedroom with en suite shower room and a fitted wardrobe, a family bathroom and a sixth bedroom / sitting room / kitchenette. NB Bedroom 7 as shown on the floor plan is to be excluded from the tenancy as it is to be used for storage by the landlord.

Outside

To the front of the house is a long paved driveway and an integral double garage. To the rear is a large garden which has been landscaped to include a generously sized terrace, a sizeable area of lawn and water feature. There is also a studio at the top of the garden with gym area, utility room, sauna and shower room.

General Information

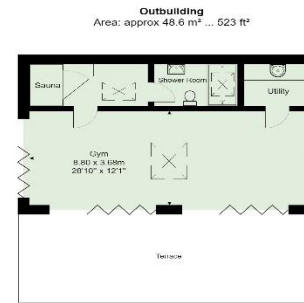
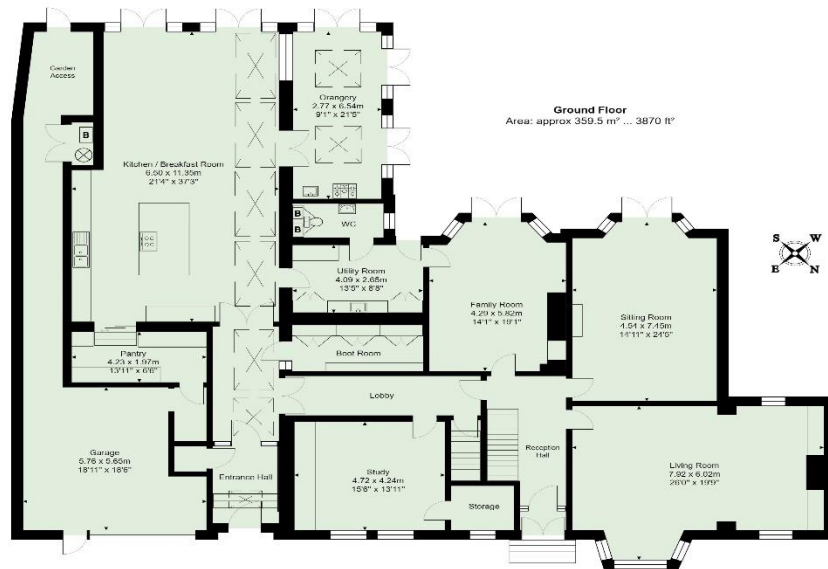
Rent Term: 12 months minimum

Availability: Mid-July 2024

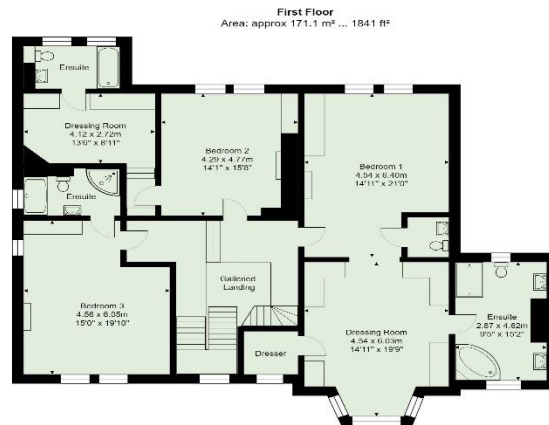
Council Tax Band: H



To view this property call Robert Powell on **0121 454 3322**



Basement
Area: approx 44.0 m² ... 473 ft²



Second Floor
Area: approx 127.9 m² ... 1376 ft²



Note - Bedroom 7 and Bed7 Ensuite are excluded from this listing, and have been excluded from the area figures provided

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

5 Farquhar Road in Edgbaston

Total Area: approx 751.0 m² ... 8084 ft² (excluding bedroom 7, bed7 ensuite)

All measurements are approximate and for display purposes only
Dotted lines denotes reduced head height
Area figures are approximate only
Parts included in Area figures are colourised
Contact agent for more details



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