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SERPENTINE  
MEWS

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A PLACE WHERE  
TIMELESS ELEGANCE  
MEETS CONTEMPORARY  
REFINEMENT



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## BIRMINGHAM'S MOST DESIRABLE AREA

A picturesque and vibrant village within the city, Harborne is renowned for its tree-lined streets, boutique shopping, and gourmet dining. Harborne offers a lifestyle that few places can match. Stroll through the greenery, explore artisan cafés, or enjoy a round of golf at the nearby Edgbaston Golf Club just moments from the heart of the UK's second city.

### VIBRANT LIFESTYLE

Voted one of the UK's 'best places to live' by The Times, Harborne is home to exceptional amenities, from local bistros to cosy pubs – there's something for everyone.

### EXCEPTIONAL AMENITIES

With excellent facilities for primary, secondary and higher education, in addition to some of the finest public and private hospitals across the UK, Serpentine Mews benefits from exceptional amenities in all directions.

### THE HEART OF HARBORNE

Nestled in a highly sought after quiet road, Serpentine Mews sits just minutes away from Harborne's characterful High Street – ideal to enjoy the charm of Harborne Village.

### NESTLED IN A THRIVING SUBURB

Set in the leafy suburb of Harborne, Serpentine Mews residents can enjoy a perfect blend of urban convenience and open green spaces. Nearby, both Queens Park and Grove Park, alongside the Harborne Walkway provide serene settings for walks, cycling and unwinding.

### LOVED BY LOCALS

Harborne is celebrated for its vibrant High Street, offering a mix of boutiques, restaurants and cosy cafes. Locals also cherish landmarks like St Mary's Church and the Harborne Clock Tower. Its excellent schools, friendly community, and rich heritage make Harborne a sought-after place to live.

### EXCELLENT CONNECTIVITY

Harborne is exceptionally well-connected, located just minutes from Birmingham city centre. With regular bus services, easy access to major routes such as the M5 and M6, and close proximity to University Station, it offers seamless transport links to surrounding areas and beyond.



The Junction Pub & Restaurant



Grove Park



Harborne High St



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Serpentine Mews features just two, exceptional private homes that reflect the styling and tradition of the past whilst embracing the future. Its quality Victorian heritage aesthetic is beautifully complemented by cutting-edge sustainability features, offering a living experience that is both luxurious and environmentally responsible. Each home is a sanctuary where craftsmanship and comfort meet to create a truly exceptional living experience.



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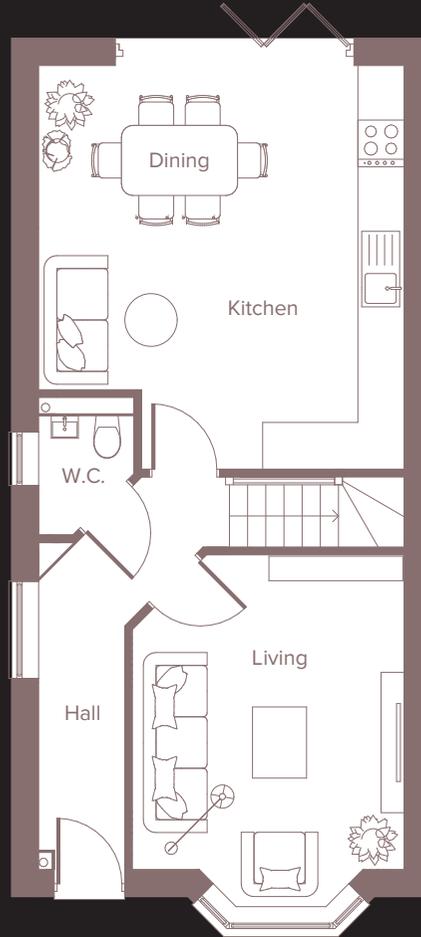
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## FLOOR PLANS THE BAKER & THE BARBER

PLEASE NOTE:  
The Barber floor plan is mirrored.

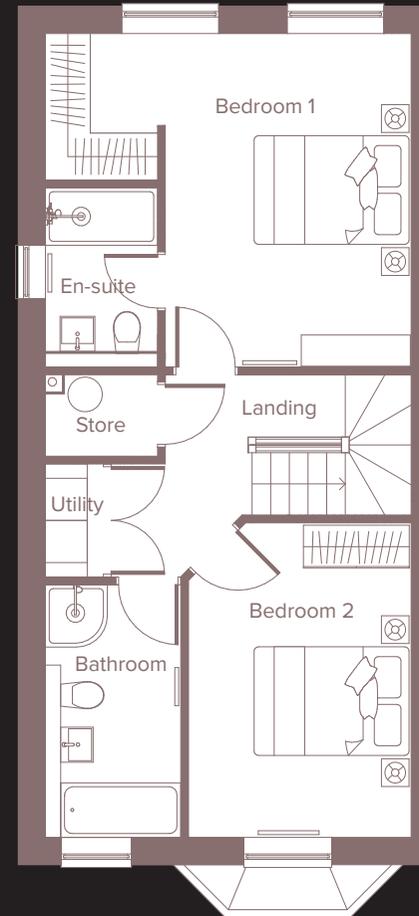
### GROUND FLOOR

	METRIC	IMPERIAL
Kitchen/Dining	4.73 x 5.18	15'6" x 17'0"
Living	3.51 x 4.04	11'6" x 13'3"
WC	1.23 x 1.76	4'0" x 5'9"



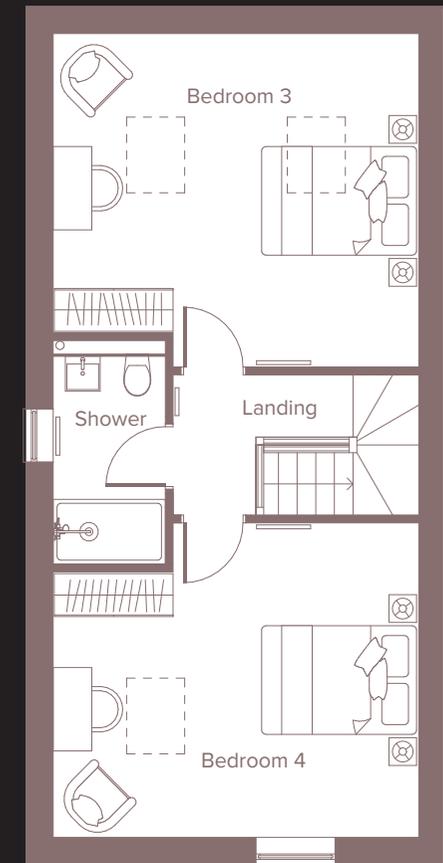
### FIRST FLOOR

	METRIC	IMPERIAL
Bedroom 1	4.73 x 4.28	15'6" x 14'0"
Bedroom 2	2.88 x 4.04	9'5" x 13'3"
Bathroom	1.75 x 3.24	5'9" x 10'8"
En-suite	1.45 x 2.10	4'9" x 6'11"



### SECOND FLOOR

	METRIC	IMPERIAL
Bedroom 3	4.73 x 4.28	15'6" x 14'0"
Bedroom 4	4.73 x 4.04	15'6" x 13'3"
Shower	1.45 x 2.67	4'9" x 8'9"



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## A SUPERIOR SPECIFICATION

Two desirable four-bedroom semi-detached three-storey townhouse style family homes with a generous internal area of 147.01m<sup>2</sup> each.

A warm welcome awaits with feature porcelain floor tiles to the entrance hall and underfloor heating throughout the ground floor complete with Victorian plaster arch and feature pendant light fitting with spun ceiling rose.

Open-plan kitchen/dining/ family room, perfect for entertaining finished with timber design porcelain flooring.

German Kitchens by Kensington Kitchen Design include bespoke cabinetry with ultra slim contemporary matt shaker finish, handleless elegant wood grain wall units and complementary open shelf detail. Soft close luxury drawers and doors.

Stunning 20mm quartz worktop with feature wall tiles, complemented with tactile satin nickel handles. LED downlights throughout.

Kitchen appliances include integrated Bosch oven, hood and induction hob with Hotpoint fridge freezer and dishwasher.

White aluminium slimline folding doors to the rear from the kitchen provide the perfect transition between inside and outside living spaces.

A separate snug living room for comfort and relaxation complete with fireplace focal point, desirable picture panelling and luxurious designer herringbone carpet underfoot. Spun ceiling rose light fitting and bay window.

Bespoke traditional family bathrooms, with high-end Italian porcelain large format tiles and feature tiled bath panel. Separate enclosed shower, wall mounted vanity and basin, with Solex chrome brassware throughout. Traditional timber style porcelain flooring, heated towel rails, ambient above vanity picture lighting and recessed downlights.

Ensuite and further second floor family shower room finished with high-end Italian porcelain large format tiles to half height and full height within the walk in shower areas. Down lights and elegant picture wall light. Heated towel rail, wall mounted classic shaker style vanity units, and Solex chrome brassware throughout.

Convenient first floor laundry room.

All bedrooms complete with luxurious soft touch carpets and pendant light fitting with spun ceiling rose.

Stairs, landing and living room fully carpeted.

Lambs tongue skirting and architrave throughout add to the traditional detailing painted in off-white heritage designer emulsion.

Walls and ceilings to be finished in matt off-white heritage designer emulsion.

Timeless four panel internal doors painted in matt off-white heritage designer emulsion complete with luxurious satin nickel finish lever door handles.

Electrical sockets and toggle switches in satin nickel finish throughout with USB charging ports to bedrooms.

Sash windows in white with satin silver hardware throughout.

Underground heating throughout the ground floors.

Energy efficient Panasonic Air Source Heat pumps.

Smart home heating controls for optimal comfort and efficiency.

Secluded landscaped garden with tiled patio for outdoor enjoyment complete with outdoor wall mounted lighting for ambience and security.

Wall-mounted exterior lighting

Electrical vehicle charging points.

Two off road parking spaces.

EPC 'B' rated.

10 year warranty.

INTERIOR DESIGN BY:

R  
IVY ROSE  
INTERIORS



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UNDERSTATED  
LUXURY IN THE  
HEART OF  
HARBORNE  
VILLAGE



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