



385 Harborne Road, Edgbaston, West Midlands, B15 3LB  
£725,000

MCHUGO  
HOMES



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Welcome to a stunning family home where Victorian elegance meets modern comfort, on the prestigious Harborne Road, Edgbaston. This detached house offers three bedrooms plus study, two reception rooms, a cozy breakfast kitchen, and two bathrooms. Immaculately maintained with period charm intact, it's a true gem. Offered with no upward chain.

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## PROPERTY

McHugo Homes are delighted to present this distinguished Victorian residence, which stands as a testament to timeless elegance and contemporary living. Beyond the classic façade lies a harmonious blend of heritage charm and modern convenience, curated by its discerning owners.

Step through the inviting entrance and be greeted by a wealth of character features, from soaring ceilings adorned with intricate detailing to original sash windows that flood rooms with natural light. The ground floor offers two spacious reception rooms, ideal for both formal entertaining and relaxed family gatherings, whilst the heart of the home resides in the breakfast kitchen, where culinary adventures await amidst sleek cabinetry, premium appliances, and ample dining space.

Descend to the usable cellar, a versatile area perfect for storage or conversion to suit your lifestyle needs.

Ascend the staircase to discover a serene retreat on the upper level, comprising three well-appointed bedrooms and a further study that has the potential to be used for hosting visitors and offering flexibility for remote work or leisure pursuits. The family shower room and ensuite bathroom exude luxury, showcasing modern fixtures and indulgent finishes.

Outside, the enchanting garden provides a private oasis for outdoor enjoyment, with lush greenery and a charming outbuilding store awaiting your personal touch. With gas central heating and partial double glazing ensuring year-round comfort, this home offers a rare opportunity to experience refined living in a sought-after locale.

Don't miss your chance to own a piece of history while embracing the comforts of modern living. Offered with no upward chain.

## AREA

Beyond the captivating interiors, this exceptional home benefits from both an Edgbaston postcode, yet on the doorstep of Harborne High Street, both prestigious and aspirational areas known for their elegant streets, cultural amenities, and green spaces. With easy access to shop amenities including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. plus close proximity to the nearby Birmingham city centre, this location presents a convenient and luxurious lifestyle for families seeking the best of urban living.

Desirable primary secondary and prep schools are very close by such as The Blue Coat school opposite, popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House and St George's Schools.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk.

## APPROACH

Gated entrance shale front garden with brick paved entrance to front door. On street parking.

## ENTRANCE HALLWAY

Minton tile flooring, power points, ceiling light point with decorative rose surround, radiator, carpeted stairway to first floor, doors to cellar, garden and:

## LIVING ROOM

Through aspect, wooden framed sash windows with front aspect and wooden shutters, similar shutters to rear double glazed patio doors leading to garden. Four tall radiators, one ceiling light point with decorative rose surround and ceiling cornice, fireplace with mantle surround, wooden flooring, power points, TV point.

## DINING/SITTING ROOM

Front facing double glazed sash window, wooden flooring, tall ceilings with ceiling light point, decorative rose surround and beautiful cornice, fireplace with mantle surround, power points, telephone point, two tall radiators.

## KITCHEN

A range of wall and base mounted storage units, roll worktop surfaces, one and a 1/2 bowl stainless steel sink with mixer tap above and draining area, four ring 'Smeg' range with oven and 'Smeg' extractor hood above, space for fridge, tiling to splash back areas, a selection of recessed ceiling downlighters, TV point, power points, radiator, double opening French doors to garden, access to:







### HALLWAY/ UTILITY AREA

'Worcester' boiler, stable door to rear garden, double glazed window with rear aspect, storage cupboard, radiator, recessed ceiling downlighters, access to utility area which houses recessed downlighters, plumbing for washing machine and power points.

### WC

Window with garden aspect, tiled, floating wash hand basin with mixer tap, low level WC, shower hose, ceiling downlighters, extractor fan, wall mounted heated towel rail.

### CELLAR

Lighting, radiator, plus storage, meter cupboards, heavy duty safe, fuse board above stairs.

### FIRST FLOOR LANDING

Split level landing, beautiful double glazed window with rear aspect, tall ceilings with ceiling rose and coving with ceiling light points, power points, doors to:

### BEDROOM ONE

Wooden flooring, double glazed window with rear aspect, tall ceilings with light point and decorative rose surround, coving, power points, TV point, radiator.

### EN-SUITE BATHROOM

Wooden flooring, wooden framed double glazed sash window, partly tiled, vanity unit housing wash handbasin with low level WC and concealed cistern, part of suite including bath featuring adjustable hand held hose, plus mixer tap and shower screen, recessed downlighters and speakers- linking to TV above bath.

### FAMILY SHOWER ROOM

Refitted shower room, wall mounted tower rail, wooden framed sash window, tiling to splash back areas, vanity units housing low level WC with concealed cistern and wash handbasin complete with mixer tap above, plus contemporary walk in shower with rain shower head, recessed ceiling downlighters.

### BEDROOM TWO

Front facing wooden framed sash window, two wall light points and ceiling light point with decorative rose surround and coving, fitted wardrobes, wrought iron feature fireplace, power points, radiator.

### STUDY

Double glazed sash window with garden aspect, tall radiator power points, carpeted, ceiling light point with coving and rose surround, plus drop down ladder accessing loft.

### BEDROOM THREE

Dual aspect double glazed sash windows, radiator, carpeted, power points, ceiling light point with decorative rose surround and coving.

### REAR GARDEN

Side gate access to front, fencing and walls to boundaries, flower beds to borders, predominantly laid to lawn, paved pathway leading to store/outbuilding-housing double opening doors, ceiling strip light, power points, includes ground anchor which could be of interest for bike enthusiasts.

TENURE: FREEHOLD  
COUNCIL TAX BAND: F

EPC RATING: E

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach, Superfast Fibre Broadband/Fibre to the Cabinet (FTTC) available

The land has the benefit of easements and rights, in relation to side gate access.  
Calthorpe Estate management charge: £64.76 per annum.

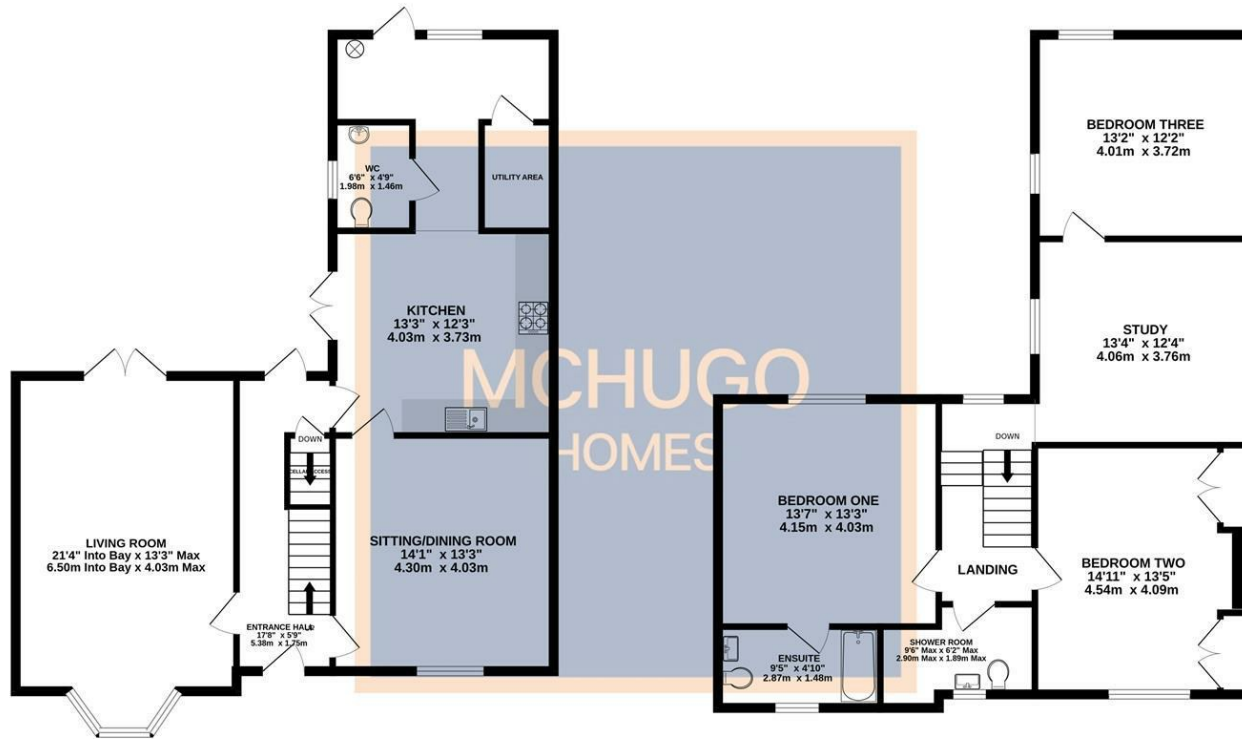
### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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