



38 Carpenter Road  
Edgbaston | Birmingham | B15 2JJ

FINE & COUNTRY



# 38 CARPENTER ROAD

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Located on a much sought after road in the heart of leafy Edgbaston is this most impressive double fronted Georgian property. Taking great care to retain the character and wealth of stunning original features, the property has been extensively renovated and beautifully finished following the engagement of a renowned London Interior Designer, who has delivered a most outstanding and elegant family residence throughout.











This Handsome & imposing Georgian Property sits on the affluent Carpenter Road. A very well balanced property well positioned in a generous plot. An extremely comprehensive renovation, combined with a sympathetic eye retaining the grand period feature throughout, has created this outstanding and elegant family residence on a very generous mature plot. Ample parking to front and a mature private South Westerly rear garden complement this large home.









# Seller Insight

“ I fell in love with this house immediately,” says the current owner of 38, Carpenter Road. “We were relocating from London and I have always loved double-fronted Georgian properties. When I first saw the pictures of those gorgeous front bay windows and the coach houses, I had a really good feeling about the house. Once we had looked around and caught a glimpse of the garden and those vast (and as I’ve discovered, very unique) sash windows, I was completely sold!”

Since moving in, the owners have made extensive improvements to the property. “There isn’t an inch of the house that we haven’t either plastered, insulated, knocked-through, re-designed or painted! When we bought the property, it had been lovingly restored 40 years earlier by the family who had lived here, but it was in need of a lot of updating. We knocked through 3 rooms to create a large, airy, open plan kitchen. The whole house has been rewired and re-plumbed, and every single sash window replaced with double-glazing to retain the stunning Georgian look without compromising on noise and warmth. We’ve added a couple of extra bathrooms, and an upstairs laundry room. The master suite is a converted granny-annex complete with large dressing area and en suite bathroom, while the wine cellar has been transformed into a playroom and gym.”

A favourite space in the house is the open plan kitchen and living area. “With four young children, our kitchen has very much been the heart of the house - we have laughed, cried, dined and danced on the table (literally!) in that room. Every time I walk through the kitchen door, I feel an immediate sense of ‘home’. I love the colours, the garden vista, and on a more practical level, the layout and all the cupboard space works really well for our busy family. Extra-large double French doors lead out on to the large patio, which is a wonderful sun-trap from Easter right up to the last drops of those Autumn rays. And then when winter comes, we can light the wood burner and snuggle up on the sofa.”

“There’s so much that I love about this house, but a favourite feature would have to be the unique oversized sash windows at the back of the house. They create such a beautiful symmetry as you look back at the house from the garden.”

“This is a fantastic area in which to live, the house being just 2 minutes’ walk from the local co-op for all food essentials, and a 5 minute drive (or 25 minute walk) from Grand Central and the bullring. Plus, the neighbours are all lovely!”

“The garden is simply stunning. Having such a large garden so close to the city centre feels like such a treat, plus the large patio area is a total sun trap. It’s incredibly peaceful and relaxing out there, and many a late evening G&T has been enjoyed as the sun has gone down!”

“We just adore entertaining and one of the joys of this house is that it seems to effortlessly absorb a lot of people! Whether it’s hordes of relatives over Christmas, or more than one hundred guests for a special birthday party, it’s just a fantastic house for filling with people. We deliberately used stone floor tiles for most of the ground floor so it’s very easy to clean up afterwards!”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Ascending the original sweeping staircase, to the spacious landing, all six superb bedrooms, and the very well-placed laundry room. The master bedroom has a wonderfully arranged dressing room and a very spacious and luxuriously appointed ensuite. Double doors open onto the balcony, with views over the mature private rear garden. The remaining five double bedrooms are all well-proportioned, four of which have fitted furniture and wardrobes, and all exquisitely presented. There is also a delightful family bathroom and a separate shower room for the remaining bedrooms.























Outside, the gravelled frontage is extremely spacious with ample off road parking and very privately screened behind tall mature trees, there is access at the front to the double garages. The charming blue brick courtyard with a wrought iron gate leads to the absolutely superb South facing walled rear garden, which is a delightful feature of this fine property. The rear garden has benefitted from some substantial landscaping and offers a superbly spacious crazy paved terrace that runs across the full width of the property leading to the main lawned garden neatly separated by a low level feature curved wall. In excellent condition, the walled garden to three sides, offers the perfect backdrop to some deep mature borders filled with a variety of herbaceous plants, flowering shrubs and trees. Tree Peonies intermingle with Acers and Rhododendrons, and to the top end of the garden behind the mature Laurels and large flower bed is a high private original wall offering complete privacy for the family.









# Edgbaston

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38 Carpenter Road is an impressive Period residence located on one of Edgbaston's most sought after roads on the prestigious Calthorpe Estate

Edgbaston provides a wide range of schools for children of all ages in both the private and public sector including the renowned King Edward Foundation Schools. Birmingham University and the new Queen Elizabeth Medical Complex are within easy reach. There are numerous recreational facilities including Edgbaston Priory Tennis and Squash Club, Edgbaston Golf Club, Warwickshire County Cricket Ground, Botanical Gardens and the MAC centre at Cannon Hill Park are all only a short distance away. Nearby Harborne Village and Five Ways also provide a variety of shopping facilities, bars and restaurants, along with Birmingham City Centre and the new developments at Brindley Place, Bull Ring, NCC and Indoor Arena. Birmingham is also home to the Birmingham Symphony Orchestra at Symphony Hall and the Royal Ballet. An exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it, making this a most desirable and enjoyable place to live and work. It is an area which is rapidly becoming popular with people moving up from the south-east for business and other reasons, with the motorway networks, bus and train services within easy reach.



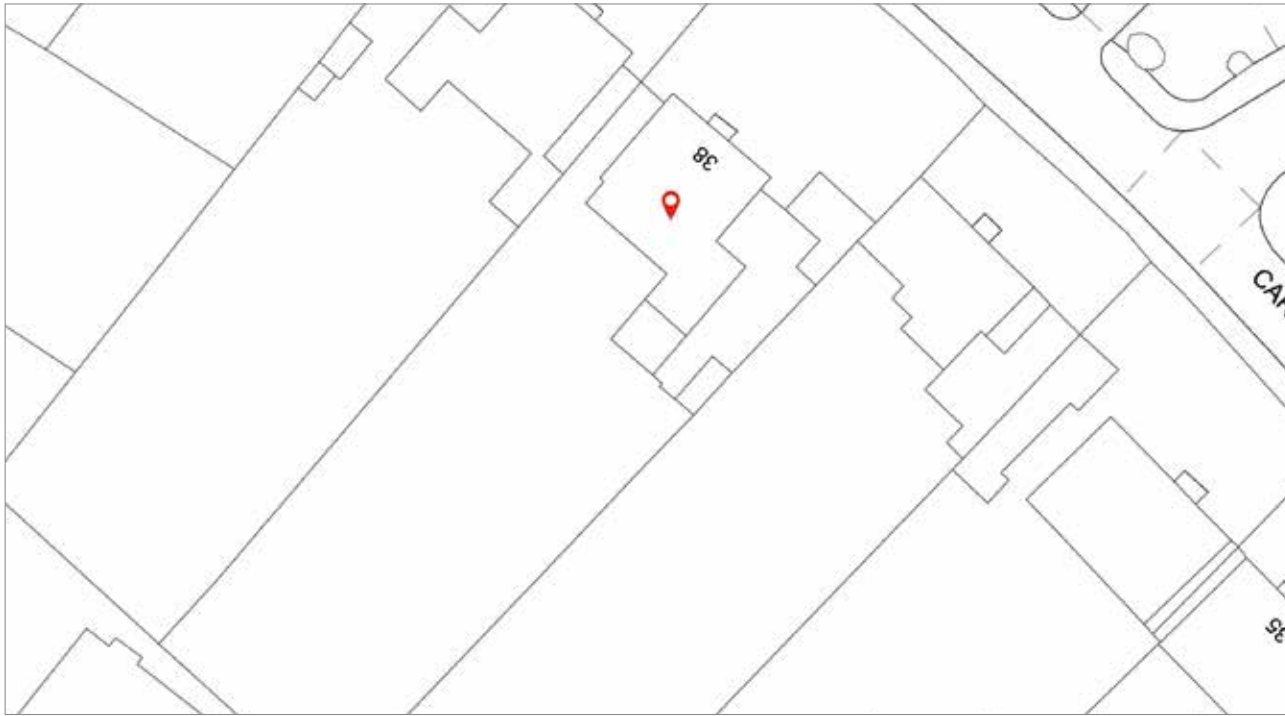
# Birmingham

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Birmingham boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including Selfridge Department Store. The exclusive Mailbox development is a host to a range of designer stores including Armani and Harvey Nichols. Broad Street and Brindley Place are also nearby and have been developed and improved to provide excellent business and recreational facilities. The recently opened £150m Grand Central Shopping Centre sits directly above the new £600 million redevelopment of the now world class New Street Station, including a flagship John Lewis store in addition to over 60 premium retailers and quality stores.







SERVICES: Mains electricity, gas, water and drainage

LOCAL AUTHORITY: Birmingham City Council

WATER AUTHORITY: Severn Trent Water

TENURE: the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents





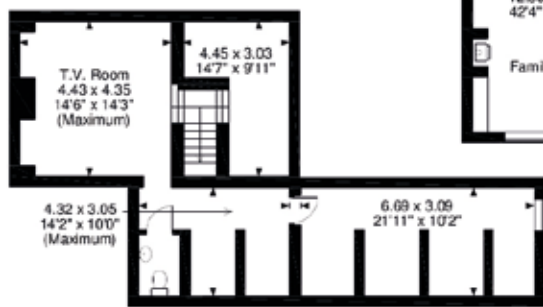
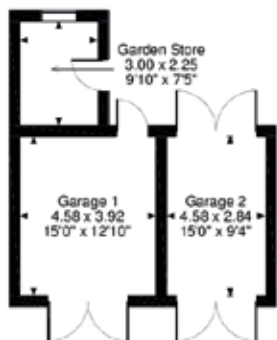
**Carpenter Road, Birmingham, West Midlands**

**Approximate Gross Internal Area**

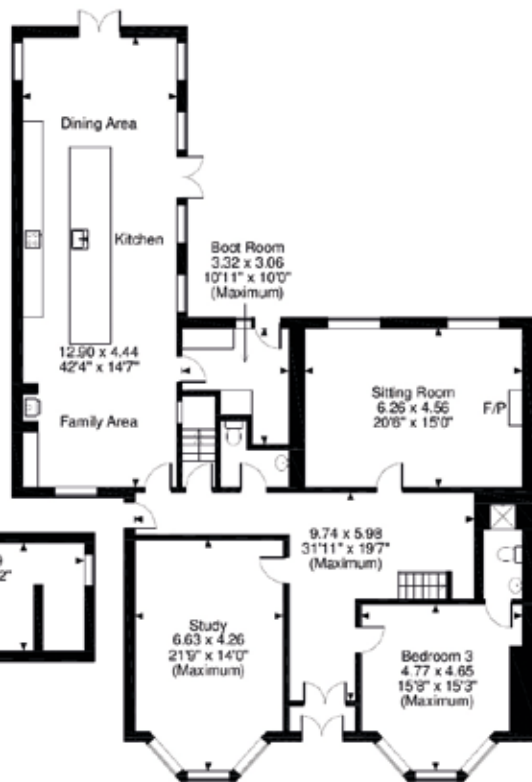
**Main House = 4731 Sq Ft/440 Sq M**

**Garage = 428 Sq Ft/40 Sq M**

**Balcony external area = 67 Sq Ft/6 Sq M**



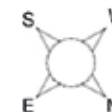
**Cellar/Basement**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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I have a true passion for the property market arising from a wealth of experience dealing predominately with exclusive and unique homes. My vast knowledge and experience span over 18 years in sales, lettings, and interior design.

Having previously owned and operated an estate agency in Birmingham, I have now joined in partnership with Fine & Country. I bring her years of experience, exceptional business acumen and a considerable understanding of the property market. Firmly believing the combination of these key attributes along with Fine & Country's lifestyle approach and industry-leading strategies ultimately deliver success for her clients.

Possessing a naturally friendly demeanour, I offer a dedicated service for every step of your journey, offering you expert marketing strategy advice and home staging skills, luxury branding and exceptional market evaluation credentials, all of which will ensure clients achieve the best market price.

YOU CAN FOLLOW CLARA ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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