



9 Woodbourne Road, Birmingham, B15 3QJ

**Asking Price £2,700,000**

Hadleigh Estate Agents are delighted to offer this rare opportunity to acquire a truly outstanding Victorian home for sale. Boasting character features and having undergone complete refurbishment throughout to a high standard. Located on the ever popular Woodbourne Road, this substantial 8 bedroom, 8 bathroom property is set in one of Edgbaston's most prestigious neighbourhoods.

Boasting elegant original features alongside luxury contemporary finishes, the home offers expansive living spaces, a stunning bespoke breakfast kitchen/ family room, four additional reception rooms, substantial rear gardens, and garage with rear doors to provide private and secure off-road parking.

Equipped with a state-of-the-art Control4 home automation system, this exceptional property offers seamless control of lighting, security, media, and climate for ultimate comfort and convenience.



The property has undergone refurbishment throughout, and comprises of entrance porch leading through to the spacious and welcoming entrance hallway. Off the hallway are two spacious lounges, offering original features including coving and ceiling Rose. Dual aspect windows benefit from bespoke fitted shutters and original fireplaces are on offer. An additional reception room is on offer to the front of the property, making for a perfect family room or snug. The ground floor offers a modern and spacious bathroom, complete with walk in shower, an additional dining room and convenient utility room, giving access down to the cellar. To the rear of the property is a substantial extension boasting an extensive open plan kitchen diner and living area, with ample fitted units, breakfast bar, media wall, bi-fold doors and ceiling lantern.

Off the spacious landing, the first floor accommodation boasts four spacious bedrooms, two of which are complete with en-suite bathrooms. One of the bedrooms is currently used as a bespoke walk in wardrobe and dressing room, complete with fitted units offering ample storage. To further add to the first floor is a luxury state of the art bathroom suite, with enclosed shower, bath, 'his and hers' sinks.

The second floor offers a further four bedrooms, all complete with their own en-suite bathrooms. The landing space also offers access to the pulldown loft. The bedrooms offer fitted wardrobes, Sash windows and modern décor throughout.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

TENURE: The agents are advised that the property is FREEHOLD.

POSSESSION: Vacant possession will be given upon completion of the sale.

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

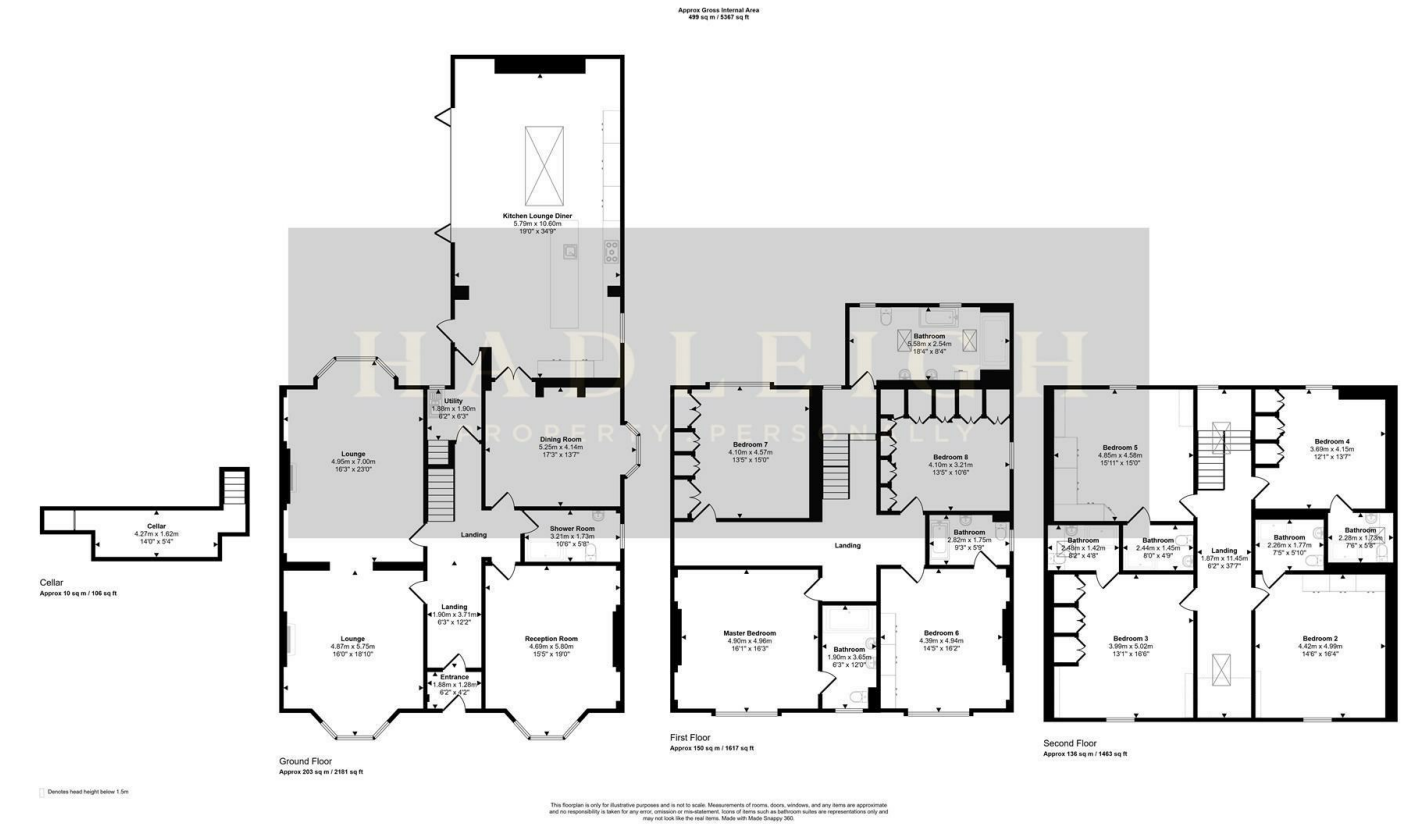
SERVICES: Mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY : Birmingham City Council

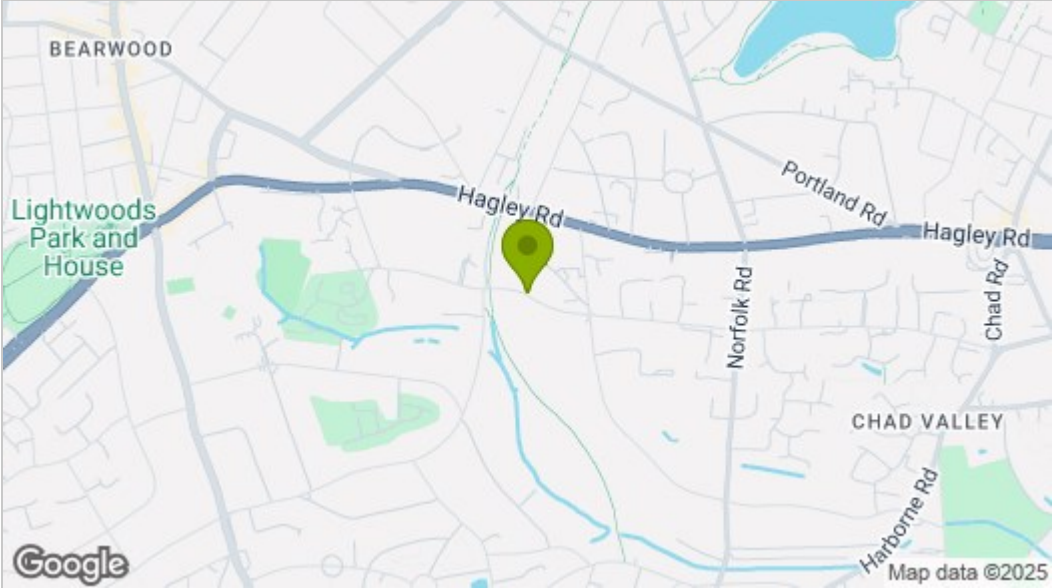
EPC - E

COUNCIL TAX BAND - H

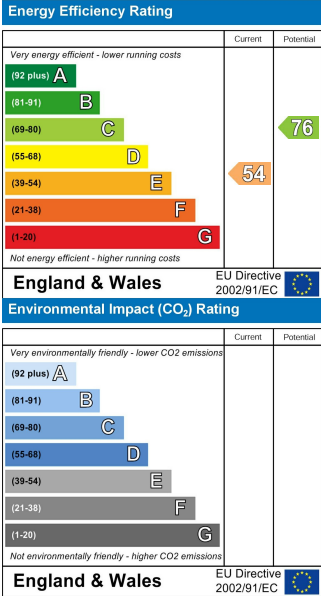
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.