



5 WOODBOURNE ROAD
Harborne, Birmingham, B15 3QJ



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

INTRODUCTION SUMMARY

Nestled within the coveted enclave of Harborne, this exceptional property boasts an expansive footprint of over 3642 square feet, set upon a generous, wide plot; this residence offers abundant space for every facet of modern family life. Enjoying a prime location with seamless access to top-tier schools, Birmingham City Centre, and a myriad of superb amenities, this home effortlessly blends convenience with luxury. Whether it's the spacious interiors designed for comfortable living, the proximity to excellent educational institutions, or the vibrant community atmosphere, this property stands as a shining example of a brilliant family abode in a coveted locale.

ACCOMMODATION SUMMARY

Presenting a five bedroom detached home with a double garage and an annex, offering flexible living arrangements. Inside the main residence, you'll find two dedicated offices, perfect for remote work or personal projects. The kitchen/diner, accompanied by a utility area, serves as the heart of the home, while four reception rooms provide ample space for relaxation and entertaining. Retreat to two en-suites and two additional bathrooms for comfort and privacy. This property is thoughtfully designed to accommodate modern family life with ease and convenience.



GROUND FLOOR

Welcome to the ground floor of this impressive residence, where every detail has been meticulously crafted to offer both functionality and luxury. As you step through the substantial porch and into the central entrance hall, you're greeted by a sense of grandeur and space. A convenient w/c awaits, providing essential facilities for guests. Enter the heart of the home, where the kitchen/diner beckons with its integrated appliances and marble surfaces.







GROUND FLOOR

Adjacent, the utility room offers practicality and convenience for everyday living. Discover a dedicated office space, ideal for remote work or personal pursuits, ensuring productivity without compromise. Entertain in style within the formal dining room, perfect for hosting memorable gatherings and special occasions.



GROUND FLOOR

Leading from the dining room, you'll find a spacious living room to unwind in, where comfort meets sophistication, creating an inviting atmosphere for relaxation and socialising.



GROUND FLOOR

Bask in the natural light of the conservatory, seamlessly blending indoor and outdoor living spaces, providing a serene retreat for all seasons.



GROUND FLOOR

Venture into the two-story annex, where versatility meets contemporary design. The ground floor boasts a generously sized room, presently utilised as an office/cosy, featuring vaulted ceilings with skylights, offering a bright and airy ambiance. A staircase leads up to the mezzanine room, currently serving as a dressing room/study for bedroom three, providing flexibility to adapt to your lifestyle needs.





FIRST FLOOR

Ascend to the first floor on the bright and airy staircase, where luxury and comfort seamlessly intertwine to create a haven of relaxation and rejuvenation. As you step onto the landing, you're greeted by a sense of space and serenity, with a long hallway that flows into each of the rooms.



FIRST FLOOR

As you head towards the principal bedroom, the hallway forms into a welcoming dressing area adorned with fitted wardrobes along one wall. Enter the expansive principal bedroom, a sanctuary of tranquillity that spans the full width of the house. Large windows to the front and rear flood the room with natural light, while a vaulted ceiling, adorned with Velux rooflights, enhances the sense of openness and airiness. Stay comfortable year-round with the wall-mounted air conditioning unit, ensuring an ideal climate regardless of the season. Extensive fitted furniture, including a bank of fifteen drawers and fitted wardrobes, offers ample storage space without compromising on style. Indulge in the luxury of the principle suite's four-piece en-suite, where elegant fixtures and fittings create a spa-like ambiance, perfect for unwinding after a long day.







FIRST FLOOR

The first floor also boasts two family bathrooms, meticulously designed to cater to the needs of a modern family. Additionally, discover four further double bedrooms, each adorned with fitted wardrobes for added convenience and storage. One of these bedrooms enjoys the luxury of an additional en-suite, providing privacy and comfort for its occupants.



OUTSIDE

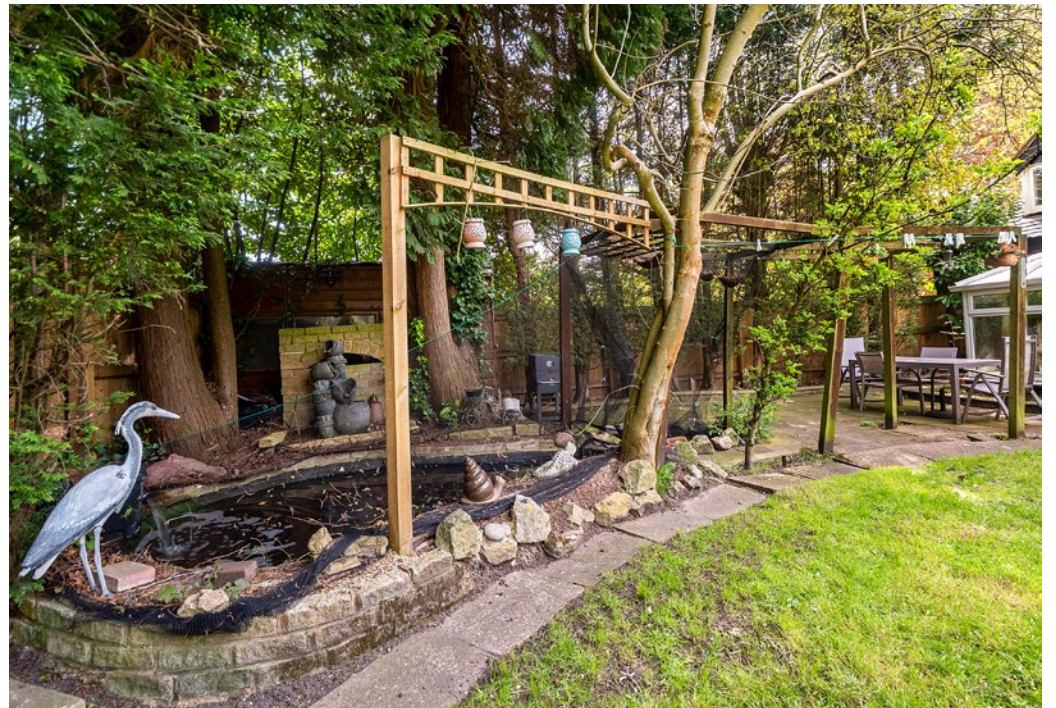
Outside, a spacious shale covered driveway welcomes you, offering ample parking for 8+ vehicles, set behind ample screening from the road by way of mature trees and foliage, ensuring convenience and privacy for residents and guests alike. The property also benefits from a double garage, perfect for either parking or storage.



OUTSIDE

To the rear of the property lies a garden, predominantly laid to lawn, providing a verdant space for outdoor enjoyment and relaxation. Discover a charming patio area, perfect for al fresco dining or lounging in the sun, adding an inviting touch to the outdoor space. Whether it's hosting gatherings or simply basking in the serenity of nature, the outside of this home offers a delightful retreat for all occasions.





LOCATION

Woodbourne Road is widely regarded as one of Edgbaston's premier roads. Number 5 is situated on the North side of the road, in between its junctions with Westfield Road and Gillhurst Road.

The house is ideally located for access to the superb local independent schools that the area boasts, with Edgbaston High School for Girls, Hallfield, West House, Blue Coat, Priory, and King Edward's all being within 2.5 miles.

Birmingham city centre is also within easy reach, being some 4 miles away and accessible by bus from the nearby A456 Hagley Road.

LOCAL SCHOOLS -

- The Blue Coat School (1.1 miles)
- Edgbaston High School for Girls (1.2 miles)
- Hallfield School (1.6 miles)
- West House School (1.9 miles)
- King Edward's School (1.9 miles)
- Priory School (2.1 miles)

TRANSPORT -

- Grand Central, New Street Station 2.6 miles(4.3 miles)
- Edgbaston Village Station - 2.1 milesBirmingham Airport (16 miles)



Photo by Farin Sadiq



Photo by Francisco Gomes

GENERAL INFORMATION

SERVICES:

Mains water, gas and electric.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Solihull Metropolitan Borough Council, Council Tax Band: G

VIEWING ARRANGEMENTS

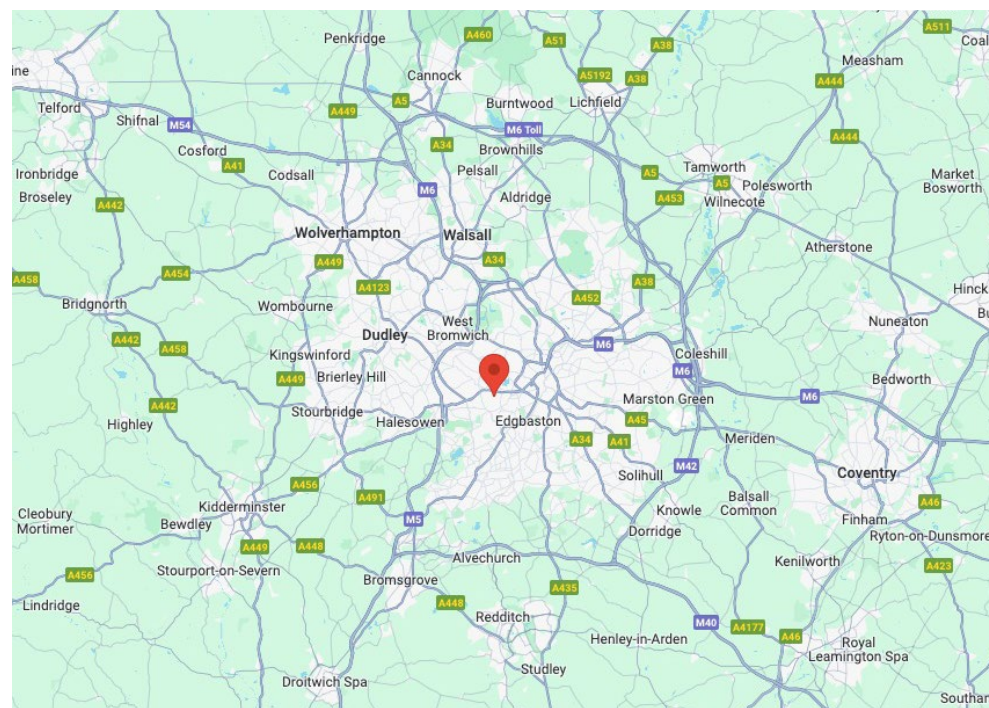
Strictly via the vendors sole agents Luxury Property Partners Jake Hendon,
jakehendon@luxurypropertypartners.co.uk, 07597 175 835

AGENTS NOTES:

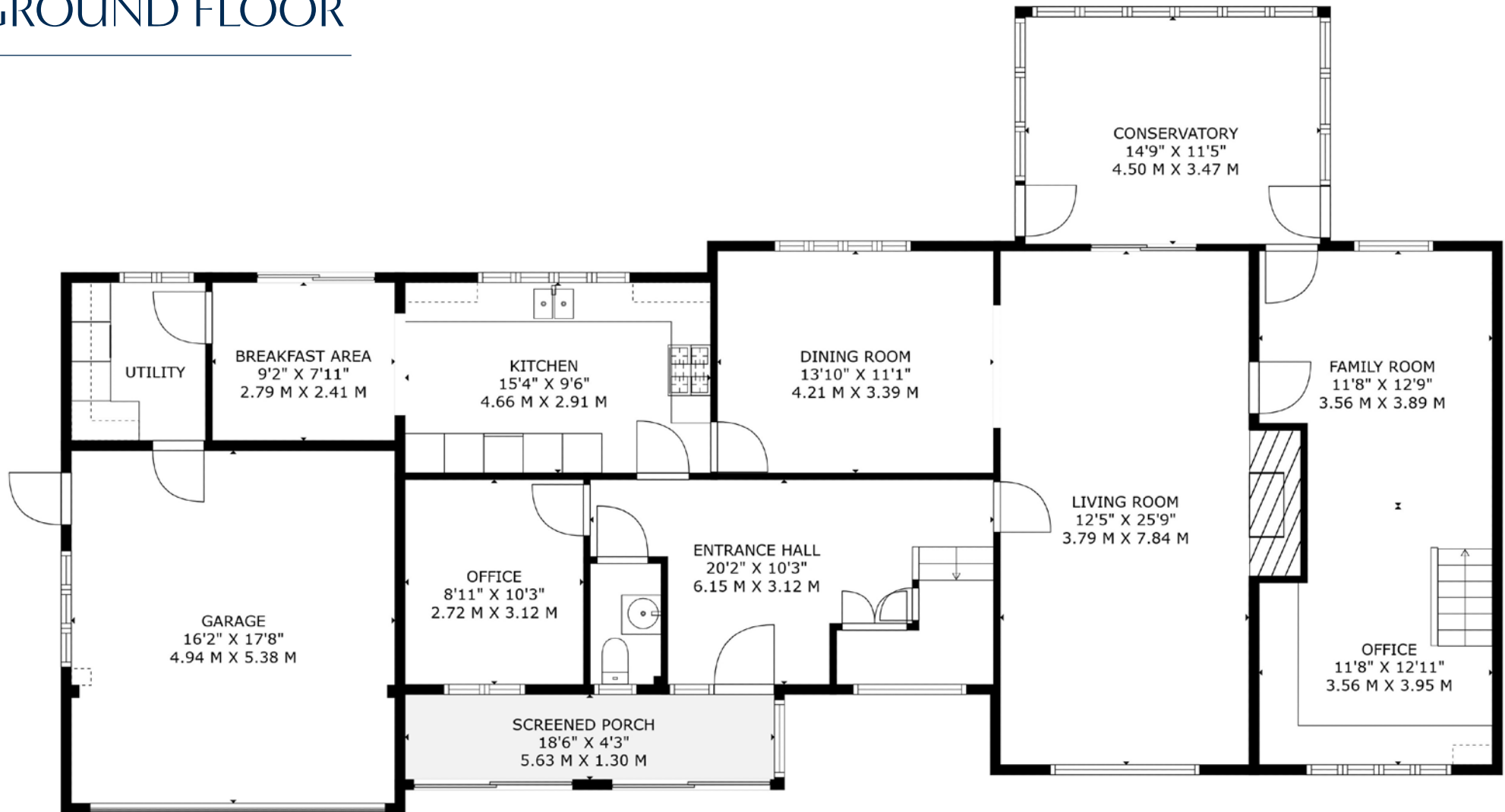
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- Five Bedrooms
- Two Offices
- Annexe
- Perfect for Entertaining
- Ample parking for 8+ Vehicles
- Mature Garden
- 3642 Square Foot
- Located near Top-Tier Schools
- Freehold
- Council Tax Band: G | EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

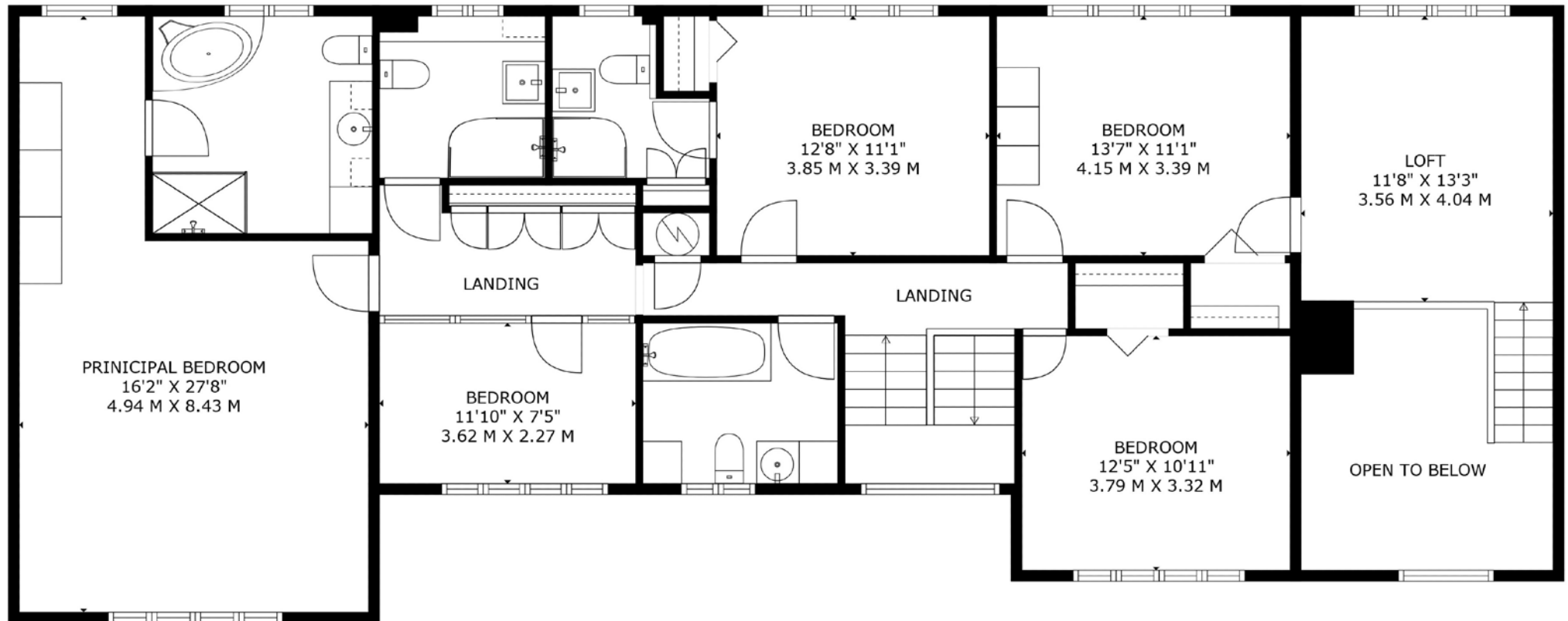


GROSS INTERNAL AREA: 3220 sq ft, 299 m²
OPEN TO BELOW/LOW CEILINGS: 136 sq ft, 13 m²
GARAGE: 286 sq ft, 27 m²

OVERALL TOTALS: 3642 sq ft, 339 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR



GROSS INTERNAL AREA: 3220 sq ft, 299 m2
OPEN TO BELOW/LOW CEILINGS: 136 sq ft, 13 m2
GARAGE: 286 sq ft, 27 m2

OVERALL TOTALS: 3642 sq ft, 339 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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