

4 PAKENHAM ROAD

EDGBASTON, BIRMINGHAM B15 2NE

Robert Powell

RESIDENTIAL SALES & LETTINGS

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£1,250,000

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A handsome Grade II Listed Victorian residence with extensive and flexible accommodation extending to approx. 5,717 sq ft including a grand reception hall, two large reception rooms, kitchen with sunroom off, utility, six bedrooms and four bath/shower rooms. Self-contained basement flat with bedroom, bathroom, large living room, and kitchen. Driveway, garaging, beautiful mature gardens.

Situation
Pakenham Road is a quiet cul de sac situated off Charlotte Road in the popular and leafy suburb of Edgbaston. The property is ideally located for access to the City Centre which is just over a mile away. Five Ways railway station (one stop from Birmingham New Street Station) is half a mile away. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is nearby, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

Description
4 Pakenham Road is an exceptional Grade II Listed Victorian semi-detached house which displays a wealth of beautiful period features both inside and out. The imposing red brick façade is complimented by stucco dressings including a decorative scroll frieze set beneath intricate dentilled modillion cornicing. Internally the house is unmistakably Victorian with high ceilings, fantastic room proportions, decorative plasterwork, large windows, high skirting boards, and deep architraves. The accommodation is substantial; extending in all to around 5,717 sq ft (531 sq m) set over four storeys, and including a large lower ground floor basement apartment providing versatile additional accommodation.

On The Ground Floor
The property is entered via solid wood double front doors opening into an enclose porch with part glazed inner front door to the impressive reception hall with Minton tile floor. To the far end of the hall a part glazed door provides a glimpse through to the delightful





garden. There is a guest cloakroom WC, and behind a door beneath the stairs are steps down to the basement apartment.

The two beautifully proportioned reception rooms are interconnecting, allowing them to be used as one large open space, or as individual rooms by closing the panelled bi-folding doors between them. The front reception room has exposed treated floorboards, a secondary glazed box-bay window, and a fireplace with marble surround and wood-effect gas stove. The rear reception room has a full height hard-wood double glazed bay window overlooking the garden, and a fireplace with splendid marble surround and a wood burning stove.

The breakfast kitchen has an attractive parquet floor which runs through into the adjacent sunroom. The kitchen is extensively fitted with base and wall mounted units with granite work tops. There is a one and a half bowl ceramic sink, space and plumbing for a dishwasher, two integrated fridges, Falcon range cooker with two ovens, grill, and a five ring gas hob.

Opening off the kitchen to the rear is a delightful double glazed sunroom/conservatory which enjoys fine elevated views over the garden beyond. Double doors open to a raised terrace, and there are automatic electric roof vents.

The utility room is off the kitchen and has further fitted base and wall units and a stainless steel sink. There is space and plumbing for a washing machine and tumble dryer, and the modern gas central heating boiler is located here. A door from the utility room leads into the garage.

On The First Floor

There is a large central galleried landing, off which are three double bedrooms, and two bath/shower rooms. Bedroom 1 is a particularly large room with wood parquet flooring and a lovely outlook over the garden. It has an en suite shower room with shower, WC, and wash basin. Bedroom 2 is another large room with two sash windows to the front and an attractive fireplace with marble surround. There is a 'Jack & Jill' en suite bathroom (also accessed off the landing) which has a Victorian cast iron roll top bath, WC, and wash basin. Bedroom 3 is currently used as a cosy snug room/reading room and has a window to the rear, fireplace with wood burning stove, and fitted bookshelves either side of the chimneybreast. Adjacent to this room is a modern fitted shower room with large walk-In shower enclosure, WC, bidet, and wash basin.









On The Second Floor
A galleried landing provides access to an additional three double bedrooms (one with en suite), a separate shower room, a kitchenette, and two useful store rooms.

The Lower Ground Floor/Basement Flat
The extensive basement has been cleverly converted to create a superb one bedroomed apartment of around 1,090 sq ft. This space has been designed so that it can be separately accessed from the front of the house, and/or accessed directly from the main house making this versatile ancillary accommodation. There is a hallway, fully fitted kitchen, large living/dining room with doors opening to a private garden, very spacious double bedroom, and a fitted bathroom with bath, separate shower, WC, and wash basin.

Outside
To the front of the house is a gravelled driveway providing off road parking for several cars. There is an integral garage with timber double doors and plenty of space to park a car and store additional belongings. A door at the back of the garage leads through to the rear garden. The rear garden is particularly large and offers a variety of areas to sit and relax, play, work, and cultivate. Immediately to the rear of the house, accessed from the reception hall and conservatory, is a raised metal seating terrace which enjoys wonderful elevated views over the rest of the garden. Steps lead down to the main lawn which is flanked to one side by a gravel pathway and a well-stocked border. To the other side the garden is currently open with the adjacent property creating an impression of further space.

Beyond the lawn the pathway leads through a wooded area, beyond which it opens out to a large gravelled seating area surrounded by further planted borders, raised beds for growing fruit and vegetables, and a greenhouse. To the far end of the garden is a substantial timber pavilion style outbuilding which is insulated and has power and lighting as well as a wood burning stove. This space is currently used as an art studio but would also make for an ideal home office or games room.

We have measured the total plot to be in the order of 0.32 acre.

General Information
Tenure: The property is understood to be freehold, however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual charge of approximately £70 is payable.
Council Tax: Band G.

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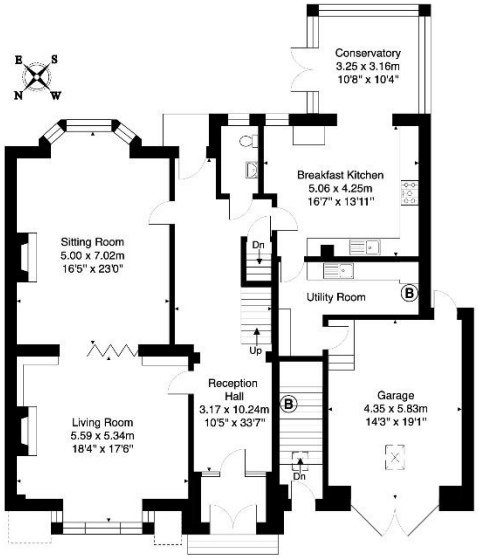




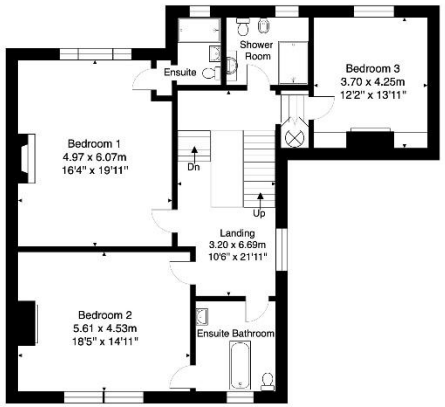




Ground Floor
Floor Area: 177.8 m² ... 1914 ft²



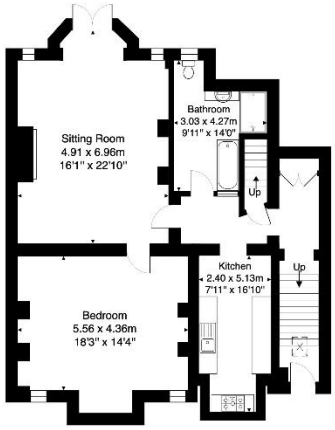
First Floor
Floor Area: 116.0 m² ... 1249 ft²



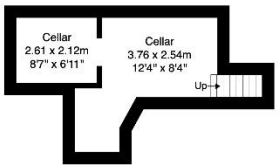
Second Floor
Floor Area: 116.1 m² ... 1249 ft²



Lower Ground Floor
Floor Area: 101.2 m² ... 1090 ft²



Basement
Floor Area: 20.0 m² ... 215 ft²



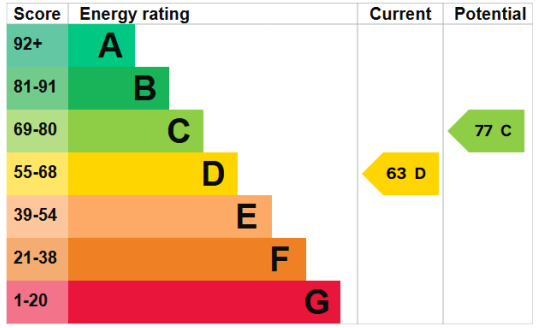
4 Pakenham Road, Edgbaston, Birmingham, B15 2NE.

Total Area: approximately 531.1 m² ... 5717 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information







7 Church Road, Edgbaston, B15 3SH
Tel: 0121 454 6930
Fax: 0121 454 3676
Email: sales@robertpowell.co.uk
www.robertpowell.co.uk

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