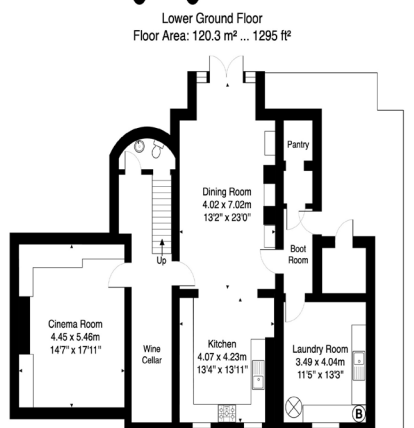
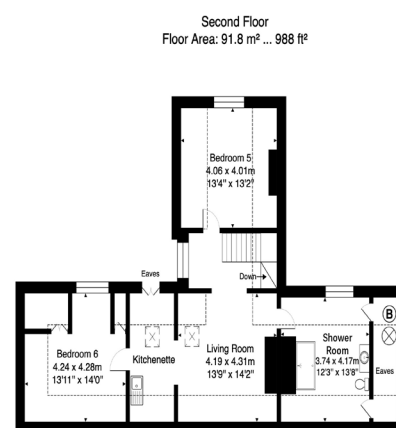
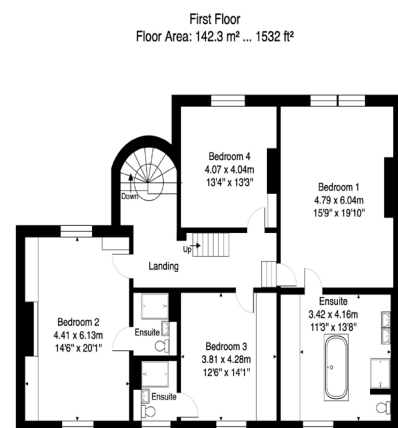
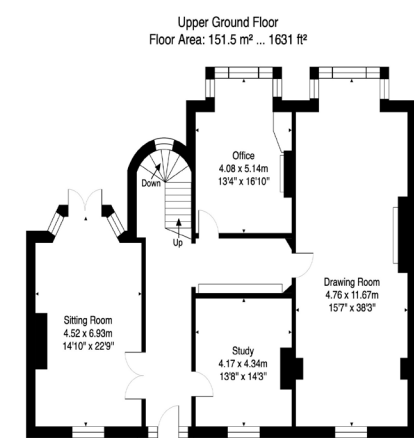




Floor Layout



Total Area: approximately 506.0 m² ... 5446 ft²

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. Made with Metropix ©2019

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Total approx. floor area 5,446 sq ft (506 sq m)



Gough Road

Edgbaston

Birmingham

B15 2JG

Asking Price Of £1,695,000

- Grade II Listed Victorian Family Home
- Six Bedrooms, Four Bathrooms
- Prestigious Edgbaston Location
- Horseshoe Driveway & Off-Road Parking
- Spacious Mature Landscaped Garden
- Circa 5546sqft of Internal Space
- Historic Features With Modern Conveniences



**Gough Road,
Edgbaston, Birmingham, B15 2JG**
Asking Price Of **£1,695,000**



Property Description

DESCRIPTION Occupying an enviable position on one of Edgbaston's most prestigious residential roads, this magnificent detached Victorian residence extends to approximately 5,400 sq ft and offers an exceptional combination of period elegance, contemporary family living and remarkable versatility.

Beautifully presented throughout, the property is arranged over four floors and provides an outstanding level of accommodation ideally suited to modern family life. Grand reception rooms, luxurious bedroom suites, extensive leisure facilities and a superb upper floor combine to create a home of exceptional scale and character.

A welcoming reception hall sets the tone, leading to a series of beautifully proportioned reception rooms featuring high ceilings, large sash windows and an abundance of original character. The impressive ball room provides an elegant entertaining space, whilst the sitting room, dining room, cinema room, and family accommodation create an ideal environment for both formal occasions and everyday living.

The lower ground floor has been thoughtfully designed as a lifestyle and leisure level, incorporating a cinema room, utility facilities and a stunning vaulted wine cellar, creating an exceptional space for relaxation and entertaining.

The bedroom accommodation is equally impressive. The principal suite enjoys generous proportions and is complemented by a luxurious en-suite bathroom and dressing facilities. In total, the property offers six bedrooms and four bath/shower rooms, providing ample accommodation for large families and guests alike.

The upper floor further enhances the versatility of the home, offering additional bedroom and living accommodation with kitchenette facilities, ideal for guests, older children, staff accommodation or occasional independent use.

Externally, the property enjoys beautifully landscaped gardens which provide a rare degree of privacy and tranquillity. A superb brick-arched terrace creates a striking architectural focal point and an exceptional entertaining space overlooking the lawned gardens beyond. Mature planting, established boundaries and attractive landscaped



areas combine to create a setting that feels far removed from city living.

The handsome frontage, with its classical portico entrance and elegant façade, and horse-shoe driveway provides excellent kerb appeal befitting a residence of this calibre.

LOCATION Gough Road occupies a distinguished position within one of Edgbaston's most historic residential streets. Named after the Gough family, whose estate shaped the development of much of Edgbaston, the road formed part of the area's transformation during the early nineteenth century into a carefully planned suburb for Birmingham's prosperous professional and mercantile families.

The property stands within the best-preserved western section of Gough Road, noted for its impressive early-Victorian villas, mature gardens and strong architectural character. Dating from around 1850 and Grade II listed, this specific property is an important example of the classical villa architecture that defines this sought-after part of Edgbaston, with its elegant proportions, Ionic entrance porch and period detailing.

The surrounding streets retain a sense of the spacious, leafy environment envisaged by the historic Calthorpe Estate, while offering convenient access to Edgbaston Village, Birmingham city centre, leading schools, universities, medical institutions and transport connections.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band - F
Estate Charge - £65 per annum

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing
of this property:**

Call:
0121 4565454

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