

## 7 Meadow Road, Harborne

£1,700,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial character property for sale. Sitting within a sizeable plot and boasting 4000 square feet of living accommodation. Located on Meadow Road the property sympathetically blends unique character features with modern living.

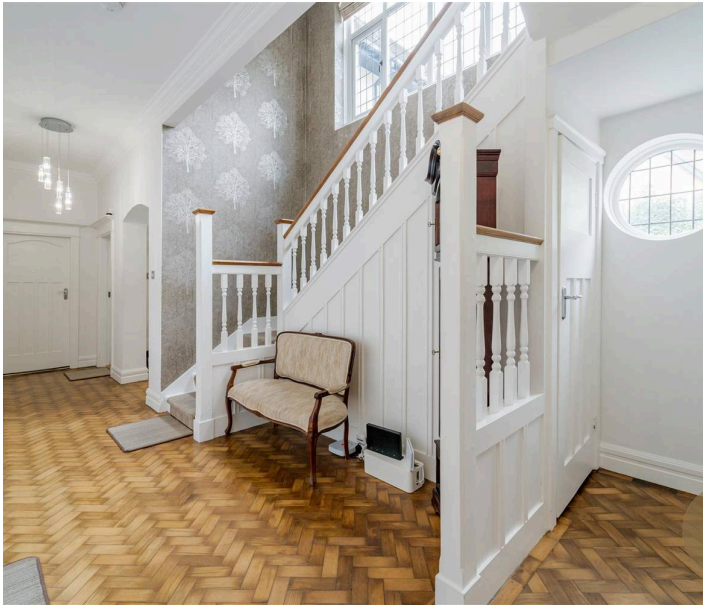
The property includes a grand entrance hall leading to a spacious and bespoke designed kitchen with seating and dining area. Boasting three garden facing reception rooms with the centre piece of a welcoming living room. Downstairs also benefits from utility room, guest WC and adjacent cloak room.

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### **Location**

Meadow Road is located on the Harborne/Edgbaston border, connecting Woodbourne Road to Hagley Road, within the prestigious Calthorpe Estate and being on the very cusp of Birmingham City Centre. The property is within close proximity to Queen Elizabeth Hospital, Birmingham University and Dental school, whilst also being within easy reach of Harborne High Street and Edgbaston Village boasting an array of bars, restaurants and boutique shops. Excellent schools are close by, with well known private schools being a short distance, including Edgbaston High School for Girls and The Priory School. Many leisure facilities are provided with The Edgbaston Priory Club on the doorstep, host to prestigious tennis events, Edgbaston Golf Club and Edgbaston cricket ground are both within walking distance.



### **Entrance Hallway**

Parquet flooring, two ceiling light points and ceiling coving, two radiators, power points, stairs lead to first floor.

### **Lounge**

Double glazed bay window with garden aspect, open fireplace with wooden mantle and granite hearth, carpeted, ceiling light point, power points, two radiators.





### Reception Room

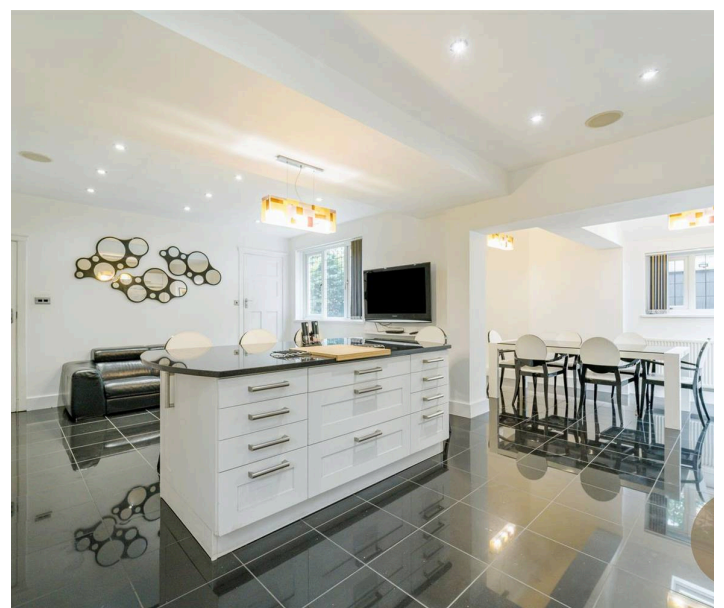
Original dining room now used by vendors as sitting room, featuring double glazed windows, bay and alcove, two radiators, power points, carpeted, recessed ceiling down lighters, archway to rear access.

### Study

Currently used as home office, double glazed windows, wooden flooring, ceiling coving, recessed ceiling down lighters, radiator, power points.

### Kitchen Diner

High specification kitchen with sitting and breakfast areas, a range of wall and based mounted units, granite work tops and central island/breakfast bar, integral appliances, range cooker with extractor hood above. Inset porcelain sink and mixer tap above, double glazed windows, tiled floor and tiling to splash back areas, recessed ceiling down lighters, power points, second stairway leads to first floor, breakfast area boasts pitched ceiling, skylight, double glazed windows and door access to rear.





### **Utility Room**

Range of wall and base units, sink with draining area, roll work top surface, ceiling strip light, double glazed window.

### **Cloakroom / WC**

Cloakroom consists of fitted storage, recessed ceiling light points, double glazed window, tiled floor, leads to downstairs WC, with contemporary vanity unit, low level WC, two obscure double glazed windows, heated towel rail and recessed ceiling down lighters.

### **First Floor Landing**

Carpeted, double glazed window, ceiling coving, two ceiling light points, radiator, two further recessed ceiling down lighters.



### **Master Bedroom**

Garden facing double glazed window, carpeted, radiator, recessed ceiling down lighters, power points, door to adjoining bedroom/ wardrobe.

### **Wardrobe / Bedroom Seven**

Accessible from landing and interconnecting with master bedroom, double glazed window, carpeted, radiator, four recessed ceiling down lighters, power points.





### **En-suite Shower Room**

Obscure double glazed window, fully tiled, walk in shower with fixed head and adjustable body hose, two floating contemporary hand basins with mixer taps and vanity mirrors above, low level WC, heated towel rail and recessed ceiling down lighters.

### **Bedroom Two**

Double glazed windows, carpeted, recessed ceiling down lighters, ceiling coving, radiator.

### **Bedroom Three**

Fitted wardrobes, rear facing double glazed window, carpeted, radiator, recessed ceiling down lighters, power points and ceiling coving.





### **En-suite Shower Room**

Steps down to tiled floor, shower cubicle, pedestal sink, low level WC, two obscure double glazed windows, recessed ceiling down lighters, radiator.

### **Family Bathroom**

Curved bath with shower above complete with circular cubicle, low level WC, pedestal sink, tiled, heated towel rail, obscure glazed window, recessed ceiling down lighters, fully tiled.

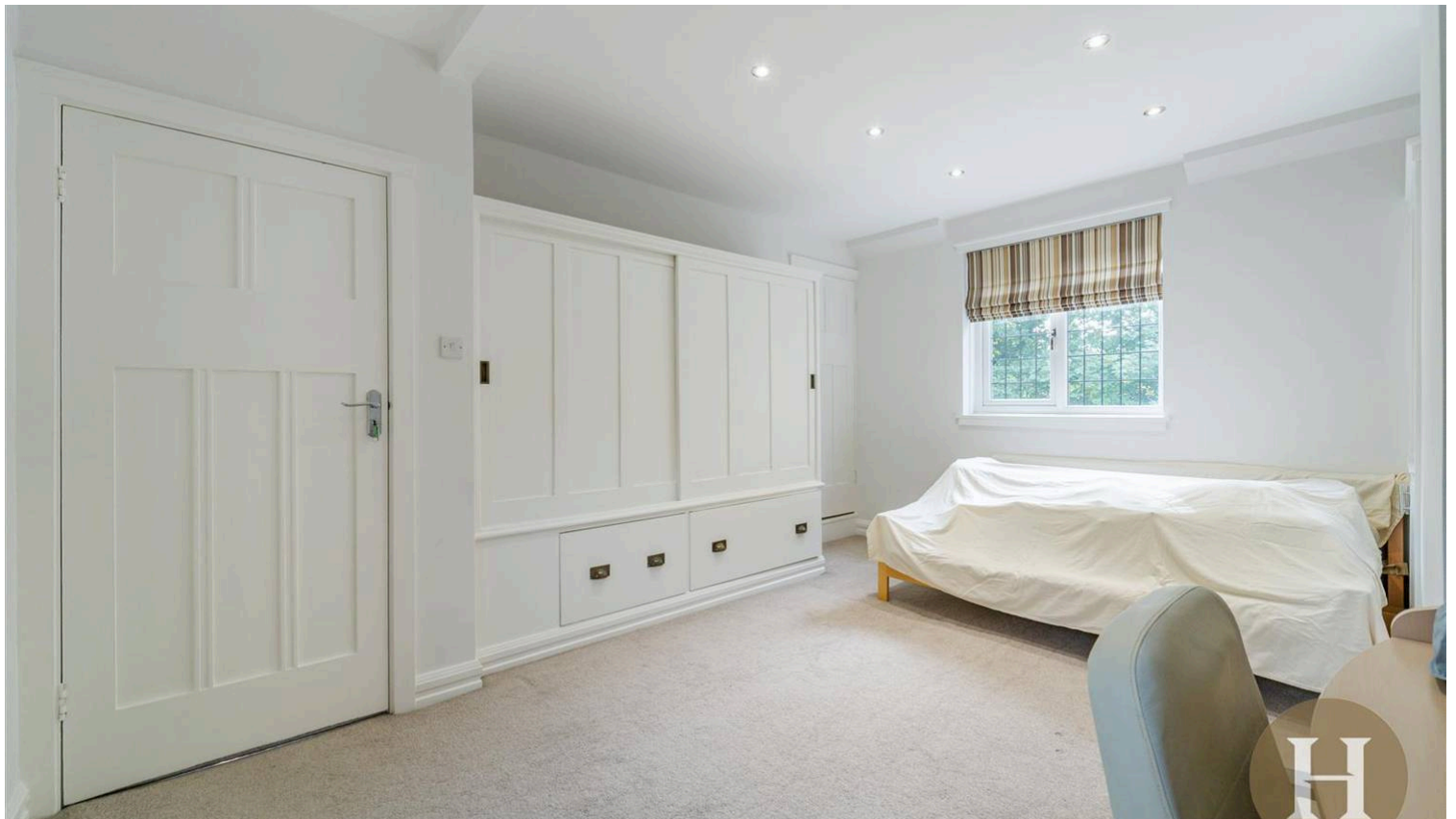
### **Dressing Room**

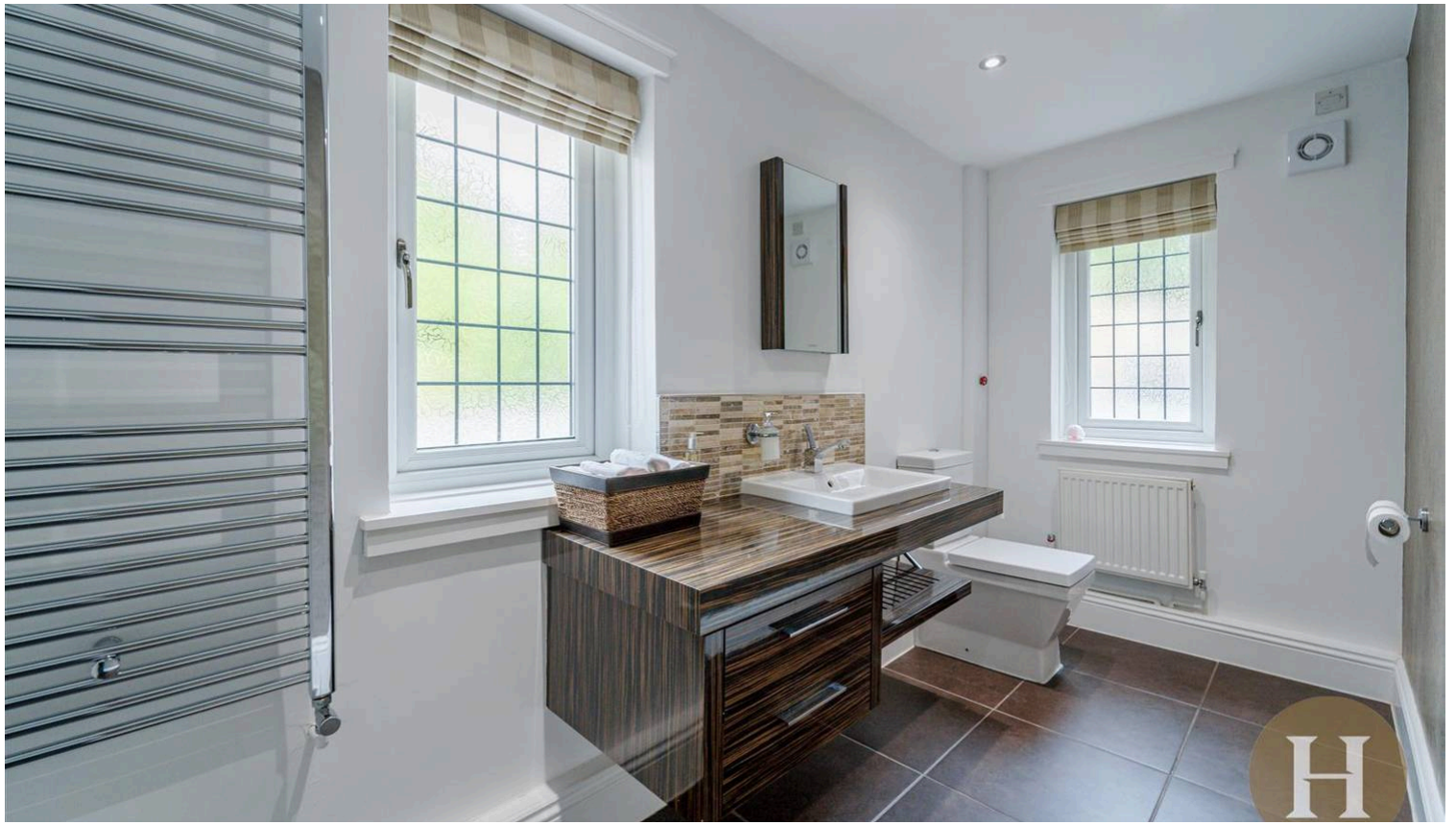
Fitted wardrobe, double glazed windows, carpeted, recessed ceiling down lighters, radiator, door opens to stairs to second floor. Door to bedroom six.



### **Bedroom Six**

Fitted wardrobes, double glazed windows, carpeted, radiator and recessed ceiling down lighters.





### **WC**

Steps lead down to low level WC and wash hand basin within vanity unit, radiator, two double glazed windows and recessed ceiling down lighters.

### **Second Floor Landing**

Carpeted, ceiling light point, double glazed window, radiator, door to bedrooms

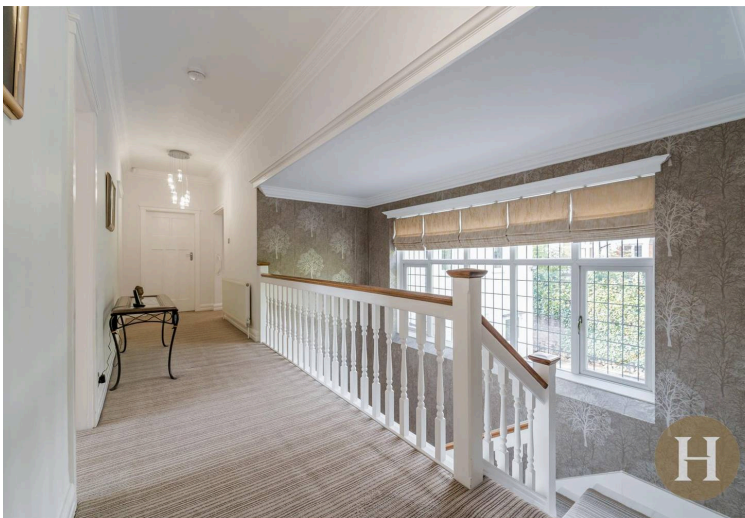
### **Bedroom Four**

Double glazed window, carpeted, ceiling light point, radiator, storage cupboard, pedestal sink, plus door to bedroom 5.

### **Bedroom Five**

Double glazed window, carpeted, storage, ceiling light point, power points.





Council Tax band: H

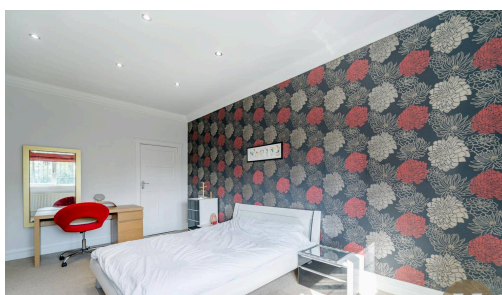
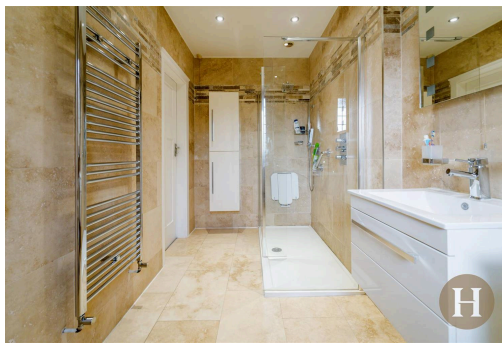
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- › Substantial character home on Meadow Road
- › Seven bedrooms with multiple ensembles & dressing room
- › Three reception rooms & bespoke kitchen/diner
- › Large private garden with mature borders
- › Gated driveway & double garage



Approx Gross Internal Area  
372 sq m / 4006 sq ft



Ground Floor  
Approx 172 sq m / 1855 sq ft

First Floor  
Approx 155 sq m / 1666 sq ft

Second Floor  
Approx 45 sq m / 484 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with MagicShuppy 360.