



12 CLARENDON ROAD  
EDGBASTON, BIRMINGHAM B16 9SE

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

# 12 CLARENDON ROAD £895,000

## EDGBASTON

A stunning double-fronted 6 bedoomed detached house, brimming with period character and charm and offering over 3,800 sq ft of accommodation over three floors (plus cellar).

### Situation

Clarendon Road is a quiet tree-lined no-through road which has a number of most attractive Victorian and Edwardian properties. Birmingham City Centre is approximately 2 miles distant and easily accessed with regular buses via the nearby A456 Hagley Road. The Hagley Road also affords easy access to Junction 3 of the M5 which is approximately 4 miles away. Edgbaston has an abundance of exceptional private schools, all of which are within 3 miles of the property. In addition, St Paul's School for Girls is situated within approximately 200m of the house.

### Description

12 Clarendon Road is a handsome white-stucco double fronted Victorian residence which has been Grade II Listed to reflect its architectural and historical importance. The house has been sympathetically improved and lovingly maintained by the present owners and offers spacious living accommodation set over three main floors, plus cellars.

The house is entered via a part-glazed outer front door opening into an enclosed porch with decoratively glazed inner front door which leads into the reception hall. There are three excellent reception rooms including a spacious drawing room, a well-proportioned and cosy sitting room, and a fabulous dining room which is accessed off the sitting room.

In addition to the three reception rooms is a large extended kitchen/diner with modern fitted units and integrated appliances, and double doors off the dining area opening out to the garden. Completing the ground floor accommodation is a shower room which doubles as a guest cloakroom WC.

The cellar is accessed from the hall and offers relatively dry space for storage, and opportunity for conversion to additional living/recreation space if required (subject to consents).

On the first floor are three generously sized double bedrooms (one of which has a bath to one corner and is presently interconnecting with the adjacent bedroom and is used as a dressing room/bathroom). There is also a "Jack and Jill" shower room.

The second floor is currently arranged as a self-contained living space with two large double bedrooms, a bathroom, and an additional room which is currently used as a living room with kitchenette but could easily be reinstated as a sixth bedroom if required.

### Outside

To the front of the house, set behind a low-level brick wall with iron railings and gates is a brick paved driveway providing good off-road parking. To the left hand side is a single garage for additional secure parking as well as storage. Behind the garage (and also accessed from the rear patio) is a further kitchen and utility room.

The rear garden is private and a good size, being in two distinct parts with the main garden immediately to the rear of the house having paved patio and substantial lawn. Beyond this the garden opens out into a charming orchard area with fruit trees and two timber garden sheds.

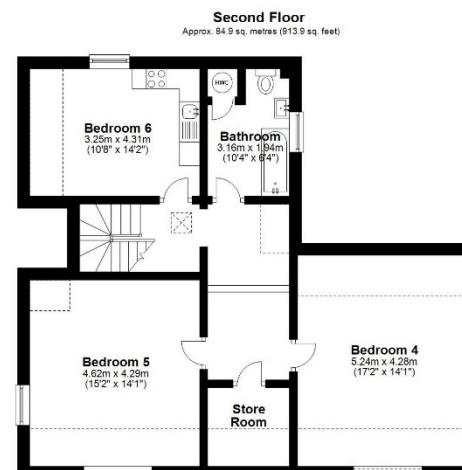
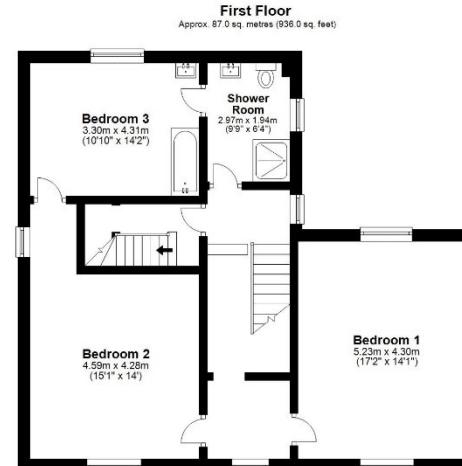
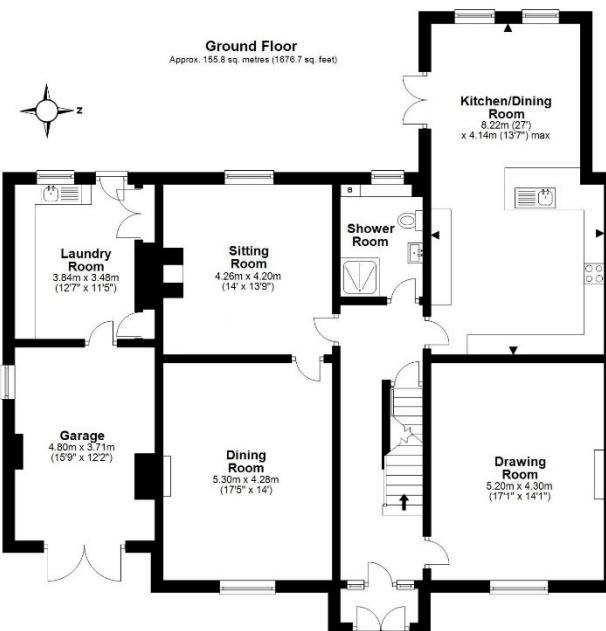
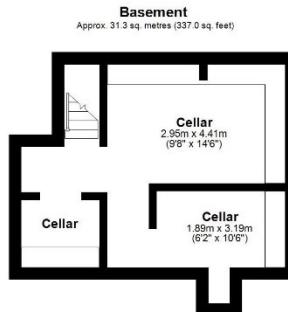
### General Information

**Tenure:** The property is understood to be Freehold.  
**Council Tax:** Band G.





To view this property call Robert Powell on **0121 454 6930**



Total area: approx. 358.9 sq. metres (3863.5 sq. feet)

Disclaimer:  
These plans are for guidance purposes only.  
Measurements are approximate and not to scale.  
Please re-check all information before making any decisions.  
For more information please contact the agent.

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