



34 WELLINGTON ROAD
EDGBASTON, BIRMINGHAM B15 2ES

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,495,000

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A most attractive Grade II listed Georgian townhouse offering some 4200 sq ft of accommodation including reception hall, drawing room, dining room, recently refitted bespoke kitchen with breakfast room off, master bedroom with en suite, two/three additional first floor bedrooms (2 interconnecting), house bathroom, further bedroom on the second floor. Large cellars, separate coach house with kitchen, bedroom, bathroom and living room/study. All set within beautifully maintained gardens of approx. 0.29 acre.

DESCRIPTION

34 Wellington Road is a handsome Grade II listed semi-detached residence, built we understand in approximately 1827 and displaying many original features of that time. The house has been lovingly maintained by the present owners for whom this has been a wonderful family home for over 25 years.

The classic Georgian architecture is prevalent both inside and outside. Externally, the double-fronted white stucco elevation with grand pillared porch gives the house considerable stature, and the adjacent coach house adds to the frontage and demonstrates the impressive width of the plot. Internally, the property offers in all some 4,206 sq ft of accommodation (including cellars and coach house)

In greater detail, this enchanting property comprises:

Enclosed Porch entered via solid wood double front doors and having a part glazed inner front door leading through into the:

Reception Hall with a beautiful original oak parquet floor and part-glazed double doors providing a most pleasant view through to the garden to the rear.

Drawing Room having sash window to the front, original oak strip floor, large bay window to the rear with central glazed double doors, decorative cornicing, plaster ceiling rose, fireplace with cream coloured log burner set upon a black tiled hearth, two plaster arches either side of the chimneybreast.

Dining Room with original polished floor boards, sash window to the front, decorative cornicing, plaster ceiling rose, open fire with





feature fireplace having cast iron horse shoe insert and exquisite marble surround, serving hatch to the hall.

Kitchen with sash window to the side, wooden flooring, recently fitted bespoke blue painted oak units with Brazilian slate worktops, oak central island unit, large fitted dresser with base cupboards and drawers and original Georgian glass-fronted china display cupboard set on top. Bosch integrated dishwasher, two under counter integrated fridges, modern electric multi-oven with two hot plates and integrated induction hob.

Breakfast Room being semi open-plan to the kitchen and having delightful views of the garden through rear and side facing windows, wood flooring, fitted bookshelves set within an attractive feature arch, part glazed door leading to rear porch which in turn leads out to a patio area.

Cloakroom WC set off the main reception hall and having an outer room for coat storage, through which is the lavatory with WC and charming original wash basin with brass taps.

The Cellars are extensive and run under the majority of the main house. They are split into five chambers (two of which are particularly large) offering excellent storage space which is well-ventilated and relatively dry. There is power and lighting and access points are via stairs from the reception hall as well as an external access from the courtyard. One of the chambers is used as a utility room and has space and plumbing for a washing machine and dryer.

Master Bedroom having a fantastic dual aspect with a triple sash bay window to the rear with delightful outlook over the garden and beyond, sash window to the front with fitted wardrobes to either side. Door off to:

En Suite Bathroom (shared with Bedroom 2) having sash window to the front, cast iron claw-foot roll-topped bath, WC, wash basin, heated towel rail.

Bedroom Two with sash window to the front, cast iron fireplace with decorative tiled hearth, large original wash basin with brass taps, door to shared en suite.

Bedroom Three & Study/Dressing Room made up of two individual rooms which are interconnecting thus providing for a bedroom with dressing room, or as currently configured a study leading through to a bedroom. The study room has a sash window to the side and a large fitted wardrobe to one wall. A door off leads to the bedroom to the rear with sash window to the side and fitted wardrobe.

Shower Room being recently refitted and having part tiled walls, tiled floor, large glazed shower enclosure with thermostatic mixer





shower, WC, wash basin set into vanity unit, chrome ladder style towel radiator, sash window to the side.

Second Floor Bedroom accessed via a staircase from the main landing which leads directly into the bedroom. The room is currently laid out with a mezzanine bed deck area accessed via fixed wooden steps which maximizes the remaining space in the room. There is a window to the side and a wash basin. Coach House Accommodation

The Coach House Accommodation is self-contained, having an access from the courtyard which leads into a ground floor kitchenette with fitted base units, Smeg oven, induction hob, space for fridge, space and plumbing for dishwasher. Stairs lead up to the living space. As currently configured this comprises a good sized double bedroom with vaulted ceiling and exposed beams, window to the front, electric wall heater. There is a shower room with tiled shower enclosure with Triton electric shower, WC and wash basin. A study/living room completes the accommodation and has a most attractive arched window to the rear and extensive fitted bookshelves and cupboards to one wall.

OUTSIDE

To the front of the house is a gravelled driveway providing off road parking for three cars. There is a good sized garage forming part of the coach house which has solid wood double doors to the driveway and a pedestrian door to the courtyard.

To the rear of the house is a beautifully maintained mature garden which has been lovingly designed and crafted over the years by the present owners. The garden stretches some 160 feet (49m) from the back of the house and has a brick paved patio area which turns into a pathway leading down one side of the garden. There is a large area of lawn with a well-stocked free-form border to one side and a box hedge set in a square. Steps lead down through a planted rockery to a further area of lawn with further box hedging surrounding and more planted borders, a vegetable patch and rose beds beyond. There is a timber framed greenhouse set on raised brick footings and well organised compost and garden waste areas. We have measured the total plot to be in the order of 0.29 acre.

GENERAL INFORMATION

Tenure: We understand that the property is Freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available upon request. An annual charge of approximately £70 is payable.

Council Tax: Band G.

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34 Wellington Road, Edgbaston

House total area:
approx 333.4 Sq.metres [3,589 Sq.ft]

The Coach House:
approx 57.4 Sq.metres [617 Sq.ft]

Note
1. The Courtyard is excluded from all area calculations.

Basement
Approx. 29.8 sq metres (328.5 sq feet)



Ground Floor
Approx. 110.7 sq metres (1277.0 sq feet)



First Floor
Approx. 114.7 sq metres (1234.8 sq feet)



Second Floor
Approx. 20.2 sq metres (217.6 sq feet)



Disclaimer
This floor plan is for illustrative purposes only.
Measurements are approximate only.
Please check all information before making any decisions.
For more information please contact the agent.
Floorplan produced by Daniel Raine Ltd



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