



**Connells**

Greening Drive  
Edgbaston



## Property Description

Nestled on Greening Drive, one of the most exclusive and highly sought-after addresses in Edgbaston, this exceptional residence offers the very best in modern family living. Located within the prestigious Calthorpe Estate, this property combines refined elegance with contemporary comfort, making it a truly rare opportunity in such a desirable setting.

The home boasts five generously proportioned bedrooms, each designed with style and practicality in mind, all with en-suite and additional ground-floor shower room adds both convenience and versatility to the layout.

The property offers a wealth of living space, beginning with a welcoming lounge ideal for relaxation, complemented by a separate dining room that provides the perfect setting for formal meals and entertaining. At the heart of the home lies a superb, fitted kitchen, seamlessly flowing into an open-plan family room—a bright and spacious hub designed for both everyday living and social gatherings.

For those seeking wellness and lifestyle features, the home also incorporates a dedicated gym area, offering the perfect space to maintain a balanced lifestyle from the comfort of home.

## Location

The location within Edgbaston places residents within easy reach of the city's finest schools, medical facilities, leisure amenities, and transport links, while still enjoying the privacy and tranquillity of this affluent suburb.

This stunning property presents a unique opportunity to own a spacious and stylish family home in one of Birmingham's most prestigious neighbourhoods

## Outside

Outside, the property enjoys the prestigious backdrop of Greening Drive, renowned for its exclusivity and tree-lined appeal. The location

within Edgbaston places residents within easy reach of the city's finest schools, medical facilities, leisure amenities, and transport links, while still enjoying the privacy and tranquillity of this affluent suburb.

## Approach

Set behind a driveway for several cars, side access to the rear garden

## Entrance Hallway

Wide entrance hallway, staircase off, door to ground floor accommodation.

## Lounge

18' 2" max x 12' 7" ( 5.54m max x 3.84m )

Lounge bat window facing the front, feature spotlighting.

## Dining Room

12' 5" x 10' 6" ( 3.78m x 3.20m )

French doors overlooking the rear garden, feature spotlighting

## Family Room/Kitchen

28' 11" max x 18' 11" ( 8.81m max x 5.77m )

This stunning fully fitted kitchen has been thoughtfully designed to combine style, functionality, and luxury. Featuring a comprehensive range of high-end integrated appliances, it provides everything you need for both everyday living and entertaining. At the heart of the room, a generous central island offers additional workspace, storage, and a sociable spot for casual dining or gatherings. The kitchen seamlessly flows into a dedicated dining area, creating the perfect setting for family meals or dinner parties. Expansive bi-fold doors span the rear wall, flooding the space with natural light and providing a seamless connection to the garden, ideal for indoor-outdoor living. Sleek cabinetry, premium work surfaces, and contemporary finishes complete the space, making this kitchen both practical and visually impressive.

## Gym/Office

16' 10" x 14' 4" ( 5.13m x 4.37m )

A versatile and well-presented room currently set up as a home gym and office, offering the ideal environment for fitness, work, or hobbies. Designed for practical use, it provides flexibility without compromising on comfort or style. Please note, this room can be designated as an additional bedroom or reception room.

## Cloakroom

Just off the hallway excellent storage

## Shower Room

Ground floor shower room, comprising of walk in shower, low flush w.c, hand wash basin, heated towel rail.

## Landing

Loft access & doors to the first floor accommodation

## Bedroom 1

19' 3" x 12' 2" max ( 5.87m x 3.71m max )

Master bedroom to the front, fitted wardrobes, radiator, door to ensuite

## En-Suite

Free standing double ended bath, low flush w.c, walk in shower, vanity sink unit, heated towel rail, feature mirror.

## Bedroom 2

13' 9" plus wardrobe x 12' 6" ( 4.19m plus wardrobe x 3.81m )

French doors overlooking the rear garden, fitted wardrobes, radiator, feature shelving

## En-Suite

Walk in shower cubicle, low flush w.c, vanity hand wash basin, fully tiled, window to the rear, heated towel rail.

## Bedroom 3

10' 9" x 10' 3" ( 3.28m x 3.12m )

French doors overlooking the rear garden, stylish fitted wardrobes, radiator

## En-Suite

Free standing double ended bath, low flush w.c, walk in shower with jets, vanity sink unit, heated towel rail, feature mirror.

## Bedroom 4

12' 8" x 10' 6" ( 3.86m x 3.20m )

French doors overlooking the rear, radiator.

## En-Suite

Walk in shower, low flush w.c, vanity sink unit, feature mirror, heated towel rail, fully tiled

## Bedroom 5

12' 4" x 13' 4" plus wardrobe ( 3.76m x 4.06m plus wardrobe )

Facing the front of the property, radiator, stylish fitted wardrobes,

## En-Suite

Walk in shower, low flush w.c, vanity sink unit, fully tiled, feature mirror.

## Outside

Established rear lawned garden with patio

## Agents Note

Please note this is a private cul-de-sac, part of the Calthorpe Estate and managed by Principle Estate Management, Newhall Street B3 1SF, half yearly charges are approximately £433.01.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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