



4 ANSTRUTHER ROAD
EDGBASTON, BIRMINGHAM B15 3NN

Robert Powell
RESIDENTIAL SALES & LETTINGS

4 ANSTRUTHER ROAD

EDGBASTON, BIRMINGHAM B15 3NN

£775,000

Robert  Powell
RESIDENTIAL SALES & LETTINGS

An extended and beautifully presented detached family home, set in attractive east facing gardens and offering generously proportioned open plan living space extending to some 1,789 sq. ft. (166 sq. m.), with excellent potential to extend further (subject to any necessary consents). The property is located on an exclusive private road (off Augustus Road), within a prime and most popular residential area of Edgbaston.

Location

The house is set in a quiet and sought after residential area, on a private road within the renowned Calthorpe Estate, and is extremely well placed for access to local amenities within both Edgbaston and Harborne, as well as Birmingham City Centre, which lies only some 3 miles distant.

Description

4 Anstruther Road is a beautifully appointed detached family home, that has been much improved and tastefully modernised by the current owners over recent years to now provide a fine family home of quality. The property has been extended at ground floor level to create a wonderful family area and study. There is also further extension potential at the rear (subject to necessary consents), should additional bedroom accommodation be required.

The well-proportioned and well laid out accommodation is all set out over two floors, and in total extends to some 1,789 sq. ft (166 sq. m). The house is ideally suited for family occupation and entertaining, and a particular feature is the extended kitchen enjoying ample natural light and double glazed sliding doors opening out onto the east facing rear gardens.





On the Ground Floor

Covered porch with oak effect composite door and glazed side panel leads into the central reception hall, with further doors off from here to both the dining kitchen and sitting room. There is a cloakroom off, with WC, wash hand basin and space for hanging coats.

The extended fitted dining kitchen has an array of grey gloss fitted base and wall units with contrasting oak effect work surfaces. There is a stainless steel sink unit, and integrated appliances include a Miele electric single oven and grill, a Neff five ring gas hob, and space for freestanding appliances. There is a large double glazed picture window with a delightful outlook to the rear and a further uPVC double glazed patio. The dining kitchen is also exceptionally light with a double glazed sliding doors to the east elevation, two large Velux windows and a most interesting brick slip wall feature to the west elevation.

There are doors off from both the kitchen and sitting room connecting to the study. This light filled room has a large overhead Velux skylight and double glazed glass French doors with side panels opening into the rear garden, and a door leading into the sitting room (also accessed from the reception hall). This is a generous size reception room with a wide uPVC double glazed picture window to the front aspect and a reading area adjacent to the kitchen area.

The utility area is accessed from within the kitchen offering fitted base and wall units for additional storage. There is a stainless steel sink as well as space and plumbing for a washing machine and tumble dryer. A cupboard door within the utility area houses the hot water cylinder.

On the First Floor

A central landing leads off to the bedroom accommodation. The master bedroom has a wide uPVC double glazed picture window with an outlook to the front. Freestanding large double wardrobes to one wall provide excellent storage space for clothes along with





double chests of draws leading through to the en suite shower room having a tiled shower cubicle, WC and wash basin.

Bedroom 2 is an excellent double room with a freestanding double wardrobe and a uPVC double glazed window to the front aspect.

Bedrooms 3 & 4 also have uPVC double glazed windows to the rear aspect. Completing the first floor accommodation is the family bathroom which has half tiled cream walls and a contrasting white suite comprising panelled bath, double wash basin and vanity units, separate corner shower cubicle, and a WC.



Outside

To the front of the house is an attractive lawned fore-garden and a wide driveway providing ample parking for a number of cars, together with a carport and single garage, with a Hormann electric up and over door. The gas fired Baxi central heating boiler is located within the garage. The east facing rear garden is of a good-sized rectangular size with an additional slabbed terrace area. There are also two side passages, one of which is gated leading to the front of the house.

General Information

Tenure: The property is understood to be freehold but as it is on the Calthorpe Estate and is subject to the Scheme of Management charge which is currently around £70 per annum. Anstruther Road is a private road and as such there is an annual service charge which is currently £422.99 per half year.

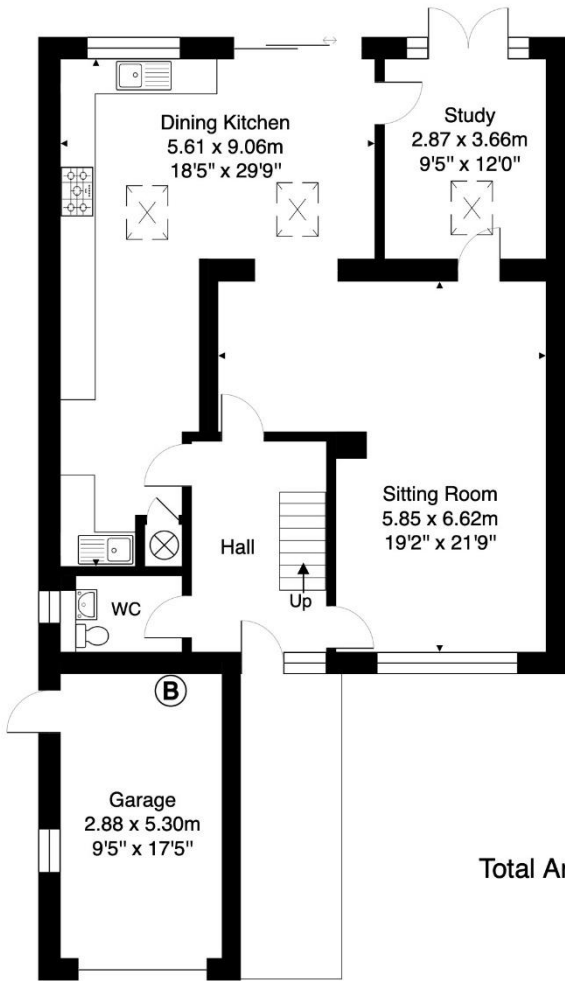
Council Tax: Band F

Published June 2026

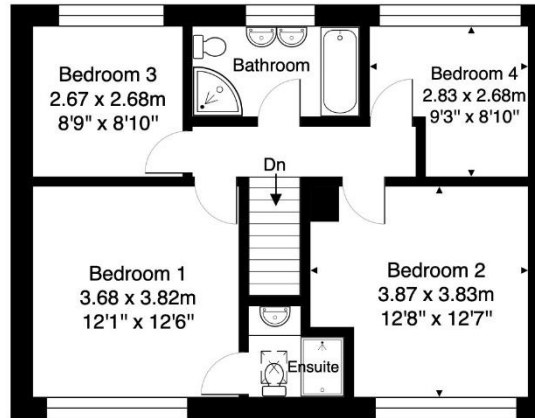




Ground Floor
Floor Area: 107.6 m² ... 1159 ft²



First Floor
Floor Area: 58.5 m² ... 630 ft²



4 Anstruther Road, Edgbaston,
Birmingham, B15 3NN.

Total Area: approximately 166.2 m² ... 1789 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

