



**50 ARTHUR ROAD**  
EDGBASTON, BIRMINGHAM B15 2UN

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

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£1,895,000

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An exceptional architect-designed contemporary residence, tucked away in a stunning plot of over three quarters of an acre. Beautifully presented accommodation extending in all to approximately 3,100 sq ft (288 sq m) including large open-plan living, dining and kitchen, utility/second kitchen, exceptional principal bedroom suite with dressing room and en suite, guest bedroom suite, third bedroom/study. Garaging, outbuildings, beautifully landscaped grounds.

## Situation

Arthur Road is a highly regarded address in prime Edgbaston, ideally located for access to Birmingham city centre which is less than two miles away. Excellent public transport to and from the city centre is available either by bus with stops nearby on Arthur Road, or by train via Five Ways Station which is just over half a mile away. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred meters away, as is Edgbaston Golf Club. An excellent selection of private schools is available in the immediate vicinity including Hallfield, West House, Priory, King Edward VI High School for Girls, King Edward's boys' school, and Edgbaston High School for Girls.

## Description

50 Arthur Road is an intriguing late 1960's architect designed detached house, set within a secluded plot and with accommodation totalling 3,096 sq ft (288 sq m). The present owners have greatly enhanced and improved the property in their 25 years of ownership, meticulously upgrading and maintaining the house, and thoughtfully and creatively cultivating the gardens to create an environment that is a practical, sociable, and tranquil place to live. Large windows throughout the house not only bring in abundant natural light but also allow the occupants to enjoy the most delightful views out over the private grounds.

Due to the contours of the plot, the two storey property is set out over a lower ground floor and an upper ground floor, with the majority of the accommodation being situated on the upper level. The house is approached from the private driveway up to glazed double front doors which open into the reception hall. An attractive solid oak staircase with glass balustrades leads to the upper ground floor. Concealed beneath the staircase is a fitted wine cellar, and behind mirrored sliding doors is a cloaks cupboard. A door from the hall leads into the double garage. The guest bedroom suite is also situated off the hall, accessed via glazed





double doors. This is a large room with extensive fitted wardrobes to one wall and a fully tiled en suite wet room.

The remainder of the accommodation is located on the upper level, where the stairs emerge into the middle of the vast open-plan living space, split into three defined zones: a sitting area, a dining area, and a kitchen/living space. The sitting area is to one end and has full width sliding doors to the rear garden as well as a large window to the front and full height windows to the side. There is a cassette wood burning stove with air intake and heat exchanger for efficient burning and heating, helping to make this large space extra cosy in the cold season.

A couple of steps up from the sitting room is the dining area which forms the centre section of the open plan space, and where there is plenty of room for a substantial dining table, ideal for sociable meals with friends and family.

An opening off the dining area leads into the large kitchen and living space. Dramatic full width glazing with central sliding doors allow this part of the house to connect seamlessly with the private outdoor seating terrace and stunning gardens beyond. In addition there are high level slim profile windows to the front, and a large roof lantern with self-cleaning solar glass above ensuring that the room is wonderfully light, even on the dullest days. There is Brazilian Walnut Karndean flooring which is both attractive and practical.

The kitchen itself is fitted with high quality modern units with white Quartz work-tops and including a large central island with breakfast bar. Integrated appliances include two Siemens dishwashers, Miele induction hob with silent but powerful downdraft extractor system, Neff electric oven and warming drawer, two Leibherr fridges, and a Quooker instant boiling water tap with hot, cold, and sparkling water.

A door off the kitchen leads into an inner lobby off which is a door to the garden and a fully tiled WC. A further door off the lobby leads into the utility room/second kitchen which has further fitted units, AEG electric oven, 5 ring gas hob, space and plumbing for a washing machine and tumble dryer, and a large stainless steel sink with mixer tap. A door from the utility room leads to the front of the house for direct access to and from the front drive via a sloped pathway.

A corridor off the dining area leads into the bedroom wing of the house; formerly three bedrooms but now reconfigured to create a study and a fabulous master suite with dressing room. The study has been fully fitted with cupboards and drawers, shelves, and two desks. Bi-folding doors open out to the garden to the side.

The master suite is an indulgent space which enjoys an idyllic position and outlook over its own private Millboard decking terrace and to the magnificent gardens beyond. The bedroom itself has full width glazing with central sliding doors opening out to the terrace and attractive





painted wood panelling to the walls. There is air conditioning fitted to ensure comfort during warmer nights. Leading off the bedroom is a luxurious en suite which has full Travertine tiled walls and floor with under floor heating, over-sized glazed shower enclosure/steam room with steam generator, double ended bath with Persian marble surround, wash basin with Persian marble topped vanity unit, WC, and bidet. Through the en suite is the dressing room with extensive fitted wardrobes.

#### Outside

From the front the house is virtually invisible from the road, tucked away behind a stone wall with mature planting and solid wood electric gates. The driveway leads up to a good-sized parking area in front of the double garage with electric up and over door. Surrounding the front drive is a substantial fore-garden with an area of lawn and mature hedgerows, shrubs and trees. There is a large timber shed tucked away out of sight to one corner.

To the side of the house is a large timber lean-to used for storing logs and garden equipment. There is an enchanting Japanese-inspired ornamental garden, arranged around a timber footbridge and richly planted with ferns, shrubs and specimen trees. Decorative metal screening, mature greenery and carefully layered planting create a private, tranquil setting with strong year-round visual interest.

The rear garden has been carefully planned and meticulously maintained to create an exceptional backdrop to the house, as well as an ideal place to sit, relax, and entertain. Opening off the kitchen is a large enclosed terrace, to the far end of which is a raised water feature with a sunken seating area beyond. From here the grounds open out into a large parkland style lawned garden with a generous expanse of lawn framed by mature trees and established planting. Sweeping herbaceous borders, specimen shrubs and carefully curated beds provide colour, texture and seasonal interest, while the surrounding woodland-style planting creates an exceptionally private and tranquil setting. For the gardening enthusiast there is a fully insulated and double-glazed greenhouse with electric under floor heating and automatic fan. This building has also been designed to be used as a summer house/studio if so desired. We have measured the total plot to be in the order of 0.77 acre.

#### General Information

**Tenure:** The property is understood to be freehold, however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual charge of approximately £70 is payable.

**Council Tax:** Band G.

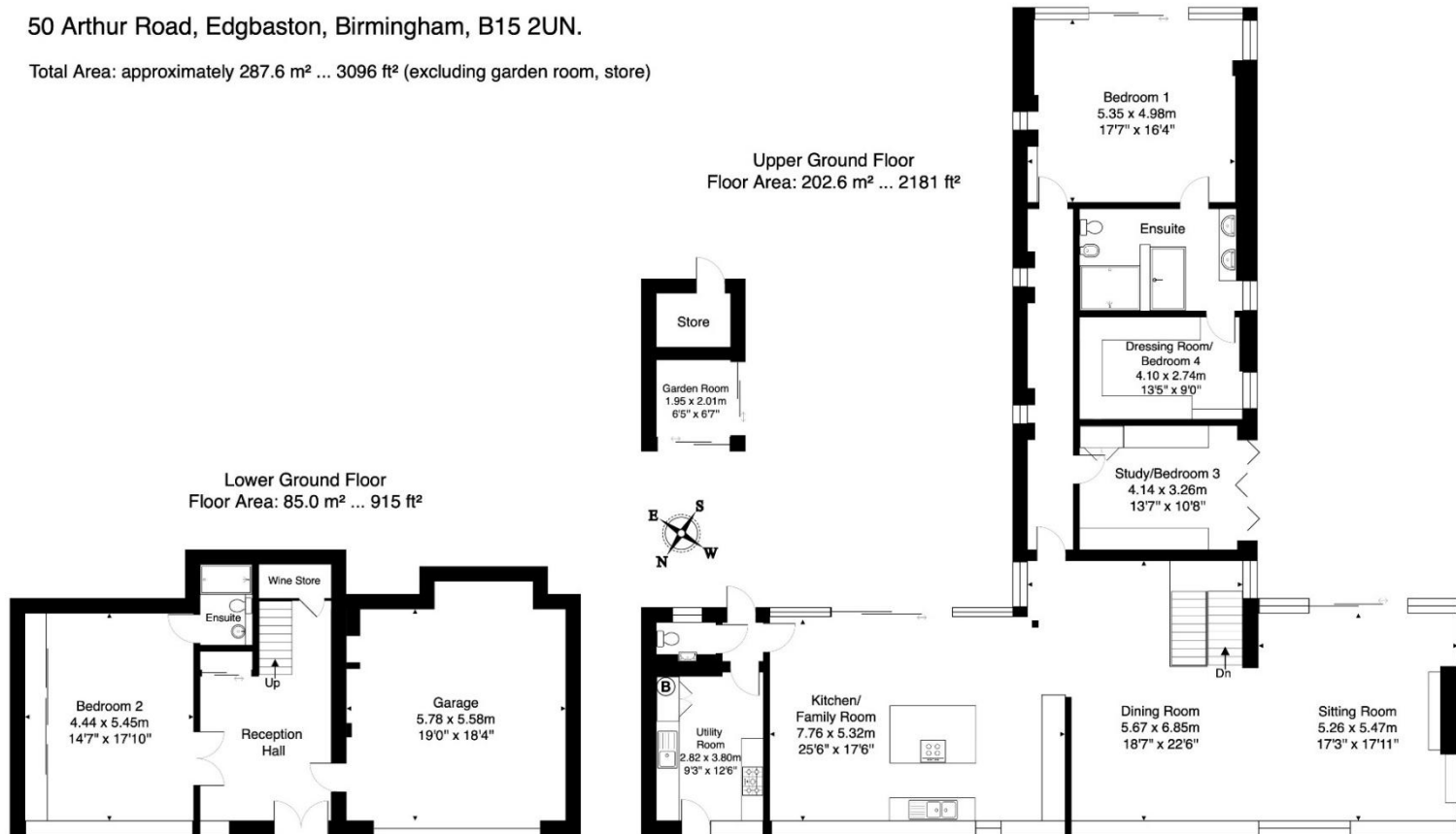
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50 Arthur Road, Edgbaston, Birmingham, B15 2UN.

Total Area: approximately 287.6 m<sup>2</sup> ... 3096 ft<sup>2</sup> (excluding garden room, store)



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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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