



**31 CROFTDOWN ROAD**  
HARBORNE, BIRMINGHAM B17 8RA

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 31 CROFTDOWN ROAD £925,000

EDGBASTON

(OFFERS IN EXCESS OF)

A characterful detached house in a quarter acre plot, and situated in a highly desirable road. Two reception rooms, breakfast kitchen, principal bedroom with dressing room and en suite, three further bedrooms and a house bathroom.

## Situation

Croftdown Road is a popular residential address situated some 4 miles to the west of Birmingham City Centre and less than a mile from the amenities of Harborne High Street.

## Description

31 Croftdown Road is a most attractive late 1920's detached house of much character and charm. The accommodation is laid out over two storeys and extends in all to around 2,092 sq ft (194 sq m). The property is entered through a double glazed entrance porch with part glazed inner front door leading into the reception hall.

The living room is a spacious through room with window to the front, and a wide bay window to the rear providing a delightful outlook and with door leading out to the garden.

The second reception room is currently used as a snug/music room and also has a pleasant outlook to the rear via a bay window.

The breakfast kitchen has a dual aspect, with the breakfast area being to the front, and the fitted kitchen to the rear. The kitchen is fitted with modern cream gloss base and wall mounted units with wooden work-surfaces. There is a Miele 5 ring gas hob, Bosh electric oven, Siemens integrated microwave oven, Beko dishwasher, and Liebherr integrated fridge. A glazed door leads out to a lean-to utility area which has a stainless steel sink, fitted units, space and plumbing for a washing machine, door to the side passage. To the rear is a pantry/store and a WC.

On the first floor is a central landing with access and pull-down ladder to the large boarded loft with carpeting and lighting and two Velux rooflights.

The principal bedroom has a dual aspect, fitted wardrobe and an excellent walk-through fitted dressing room leading into the spacious and well-appointed en suite. The en suite has a Jacuzzi bath, large shower enclosure, WC and wash basin.

Bedroom two is a good sized double room with fine views of the garden through the wide bay window. Bedrooms three and four are front-facing single sized rooms. The house bathroom is a good size and has the original 1920's suite and tiling, perfectly preserved and a nod to the history of the house. There is a separate WC adjacent to the bathroom.

## Outside

To the front of the house is a well-screened, lawned fore-garden and gravel driveway providing good off road parking. To the left hand side is an integral garage which provides through access to the garden. To the rear is a most delightful garden which has a large crazy-paved patio, beyond which is a substantial lawn, flanked by deep, well-stocked borders. To the far end of the garden is a large timber shed for garden storage. We have measured the total plot to be in the order of 0.26 acre.

## General Information

**Tenure:** The property is understood to be freehold.

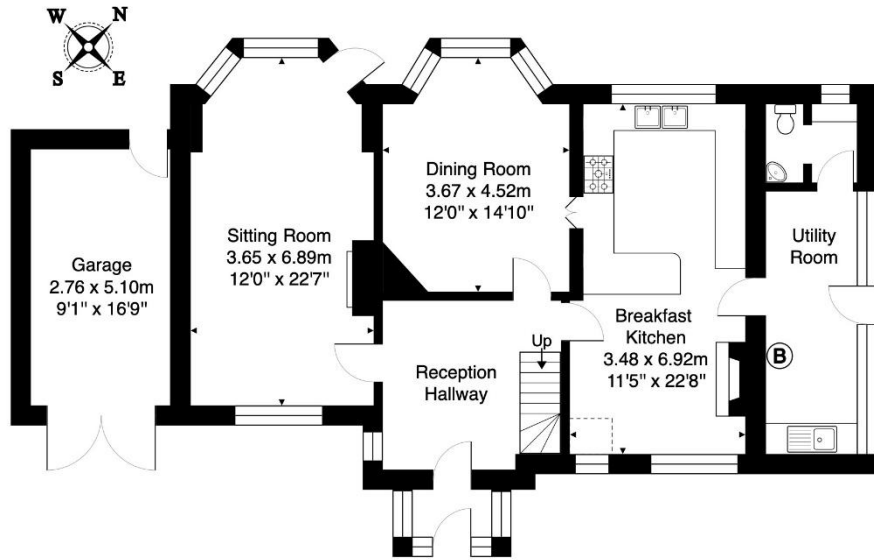
**Council Tax:** Band G.

Published May 2026

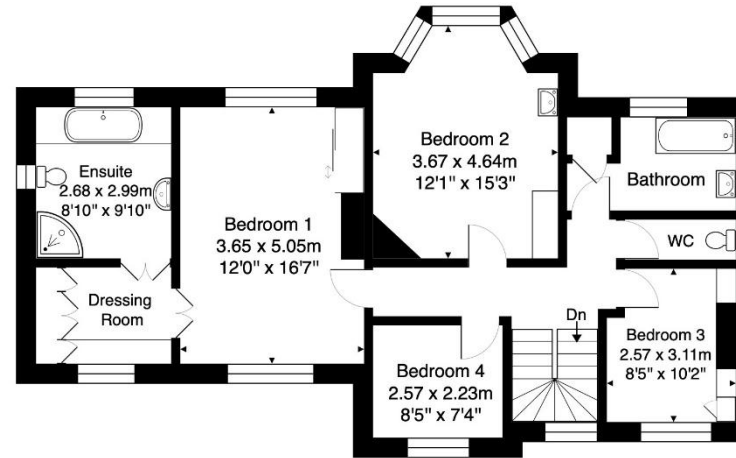


To view this property call Robert Powell on **0121 454 6930**

Ground Floor  
Floor Area: 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup>



First Floor  
Floor Area: 83.3 m<sup>2</sup> ... 897 ft<sup>2</sup>



31 Croftdown Road, Harborne, Birmingham, B17 8RA.

Total Area: approximately 194.4 m<sup>2</sup> ... 2092 ft<sup>2</sup>

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		72 C
55-68	D		
39-54	E	50 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 have 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

