



'HEDINGHAM'

50 WELLINGTON ROAD, EDGBASTON, BIRMINGHAM B15 2EP

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£2,875,000

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An imposing and substantial Grade 2 Listed, 7 bedroomed period family home, with superb leisure facilities to include a heated indoor swimming pool. The property in all extends to just over 10,000 sq. ft. (950 sq.m.) and stands within delightful and private mature grounds of around 1 acre, whilst being located in a prime residential area on the renowned Calthorpe Estate.

Situation

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it.

Wellington Road is ideally located for access to Birmingham City Centre which lies just about 1.5 miles to the north via the nearby A38 Bristol Road. Fiveways Railway Station is less than a mile away and provides direct access to Birmingham's New Street Station which is one stop (5 minutes) down the line. Both the Edgbaston Priory Tennis and Squash Club, and Edgbaston Golf Club are within easy walking distance of the property. Edgbaston Cricket Ground, the Birmingham Botanical Gardens, Winterbourne Botanic Gardens, and the Martineau Gardens are also situated close by.

Description

'Hedingham', 50 Wellington Road is a handsome and most impressive early Victorian residence, listed Grade 2 for its architectural and historic importance. It is understood to have original parts dating from circa 1840-50, with more recent additions, to include an indoor swimming pool complex, located to the rear of the house.

The property offers distinctive and attractive red brick faced elevations, principally set beneath a pitched slate roof, with relief offered by sash fenestration and large brick chimney stacks. The house is approached through electronically operated timber entrance gates, leading onto a deep set carriage sweep, and which provides ample parking for numerous cars to the fore of the property.

In total the house has spacious and well laid out accommodation set over three floors and extending in all to just over 10,000 sq. ft. (950 sq. m.), to include the extensive leisure facilities of an indoor swimming pool complex, gym area, as well as a 2 storey coach house.





The house is flooded with excellent natural light via large sash windows and has many fine period style features throughout.

Modern features include a magnificent open plan fitted breakfast kitchen/dining orangery, with underfloor heating and enjoying a superb aspect and access onto the rear terrace and gardens beyond, as well as an indoor swimming pool complex with bi fold doors opening out onto the rear terrace, so as to make this area ideally suited for entertaining purposes.

On the Ground Floor

'Hedingham', 50 Wellington Road is approached via wide stone steps into the portico entrance porch, with double timber front doors opening into an entrance vestibule, and further part glazed double doors continuing into the central reception hall. This impressive hall extends to almost 33 feet in length, with a Minton tiled floor and having access out to the rear gardens, as well as to the three principal reception rooms.

The front sitting room has a fine south and westerly dual aspect, with a large bay window with French doors set within, which lead out onto the west facing gardens, together with the central feature of a fireplace with marble surround and gas coal effect fire set within.

The generous size drawing room also has French doors set within the west facing bay window, leading out onto the side gardens, and a fine open fireplace with a marble surround.

The third front reception room /study has a south facing sash window with shutters, and a central open fireplace with a marble surround, flanked by fitted bookcases.

An inner hall has a secondary staircase leading to the first floor, and door off to the cellars, currently providing useful storage. Further doors lead off to the domestic offices, with 2 cloakrooms, a pantry, laundry room and door out to the secure inner courtyard.

The extensive breakfast kitchen/dining orangery, which has underfloor heating, provides a wonderful open plan area and most practical everyday living space for the family. The kitchen area is fitted with a comprehensive range of base and wall mounted cupboards, central island unit, ample work surface areas, and appliances to include a Fisher and Paykel fridge/freezer, Neff dishwasher, Miele microwave, a Siemens oven and grill and Aga cooker. There is a fitted breakfast bar and dining /sitting area beyond with a large, glazed roof lantern above and feature conical shaped fireplace, with access out onto the rear terrace via bi fold doors and a separate side door. Off the dining orangery is a further everyday snug/television room, which also gives access through to the leisure facilities.

On the First Floor

From the reception hall an elegant staircase leads up to the first floor landing with doors radiating off to the main bedroom accommodation. The superb master bedroom has a fine bay window enjoying a westerly aspect over the gardens and is also served by a spacious en suite bathroom, with large walk in double shower, central roll top bath, twin wash hand basins and two WCs, as well as a fitted dressing room off. Bedroom 2 is also served by an en suite shower room. A





secondary landing leads off to a further 3 double bedrooms, with a family bathroom and a Jack and Jill bathroom (serving both bedrooms 3 and 4).

On the Second Floor

A landing gives access off to bedroom 6, a family bathroom and bedroom 7, which is ideally suited for a nanny/au pair with its own kitchenette, and which also has a small staircase and glazed roof hatch leading onto a feature roof terrace. The remainder of the second floor has been cleverly converted into a children's loft playroom, providing fun play areas (although it should be noted that this area has significantly reduced head height).

Leisure Facilities

Complementing the main house is a heated indoor swimming pool complex, linked to the house via the good sized gymnasium. Bi fold doors open out from the gym area into the secure inner courtyard. Around the pool are various seating areas, a central roof lantern providing ample natural light, and extensive bi fold doors to the westerly aspect, leading out onto the expansive rear seating terrace. There is also a steam room, sauna, shower/changing room and cloakroom within the pool area.

Coach House

The converted two storey coach house currently provides additional leisure facilities, with the ground floor laid out as a games room, sitting area and bar (also with a shower room), and a first floor area potentially suitable for use as a cinema room. Alternatively, this could be reverted back into additional staff /guest/living quarters if so required.

Outside

A pair of electronically operated entrance gates open onto a deep set gravelled front driveway, providing useful off road parking for numerous cars to the fore of the house, and with mature screening giving total privacy to this area. There is also access to the timber and tiled garage/machinery store (extending to just under 400 sq ft in total) from the front drive.

The well maintained and beautiful walled gardens are a most attractive feature of the property, and have been beautifully landscaped to create the perfect environment for relaxing and entertaining. They comprise extensive level lawns, with deep well planted borders and a number of established trees. There are wide blue brick paved pathways winding down the garden, and a feature brick and tiled folly to the far end.

Directly to the rear of the house is an extensive flagstone terrace, providing an excellent alfresco entertaining space, and which can also be accessed from the kitchen and indoor swimming pool complex. In addition is a useful covered outdoor kitchen/BBQ area. To the west of the property is a further seating area and all weather sports court. The house and gardens in all extend to around 1 acre or thereabouts.

GENERAL INFORMATION

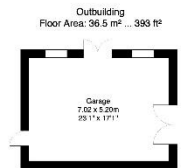
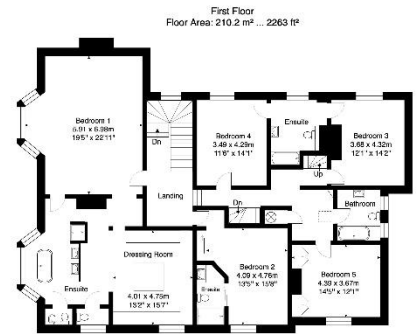
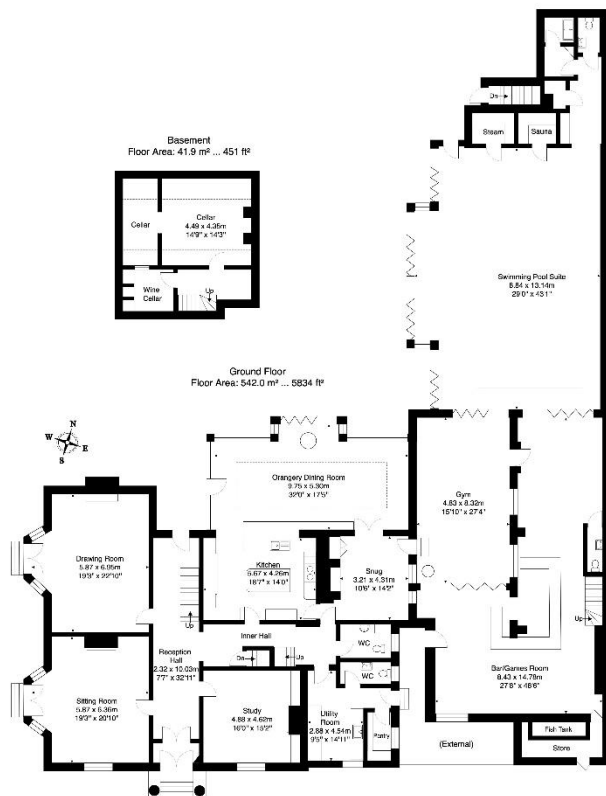
Tenure: The property is understood to be freehold; however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual charge of approximately £70 is payable.

Council Tax: Band H

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50 Wellington Road, Edgbaston, Birmingham, B15 2EP.

Total Area: approximately 949.9 m² ... 10224 ft² (excluding Loft Rooms)

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

NOTE - the Loft Rooms all have severely reduced head height



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