



38 BARLOWS ROAD
EDGBASTON, BIRMINGHAM B15 2PL

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£1,495,000

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A beautifully presented five bedroomed detached house occupying a stunning south-facing plot of over a quarter of an acre, in a prime residential road close the amenities of Harborne. Large reception hall, three reception rooms, dining kitchen, cloakroom WC, utility, master bedroom with en suite, four further double bedrooms and a house bathroom. Substantial driveway, garage, and immaculately maintained rear gardens.

Situation

Barlows Road is one of Edgbaston's most sought-after addresses, containing an array of attractive detached houses with wide frontages and large gardens. The house is ideally located within easy reach of Harborne High Street which is less than a 300m stroll away. Birmingham City Centre lies just over 3 miles away and is easily accessed by car, bike, or public transport. There are several excellent schools in the vicinity, with the closest being Blue Coat School which is just over 300m away. The Queen Elizabeth Hospital is around half a mile away and BMI Edgbaston and Priory Hospitals are within one and two miles respectively.

Description

38 Barlows Road is an attractive late 1920's detached house which offers accommodation extending in all to approximately 2,800 sq ft (260 sq m) set over two storeys. The property was purchased by the current owners in 2003 following which they undertook a comprehensive, high specification refurbishment. This included a new slate roof, new double glazed windows, rewiring, new plumbing/central heating, new/refurbished doors and architraves and skirting boards, new fireplaces, and of course new kitchen and bathrooms. Since this time the property has been impeccably maintained, creating the impression of a more recent refurbishment. Furthermore, the central heating boiler was replaced in 2024, and the hot water cylinder was replaced in 2022. In addition, over the past two decades the garden has





been cultivated and nurtured to create a true oasis and an exceptional backdrop to the property.

The house is entered via a solid oak front door which leads into the impressive reception hall which is partly double storey in height and has an attractive galleried staircase and smart wooden flooring.

The living room is the largest of the three reception rooms and enjoys fabulous views of the garden through a three quarter height picture window and a set of glazed double doors. There is a modern feature fireplace with coal effect gas fire, and high quality wooden flooring.

The dining room is also generously proportioned and has wooden flooring, a wide bow window to the front, and a modern feature fireplace with coal effect gas fire.

The third reception room is currently used as a study but alternatively would make for an ideal snug or playroom. This room also has a modern fireplace with coal effect gas fire.

The dining kitchen is a spacious 'L' shaped room which enjoys a sunny southerly aspect with windows and glazed double doors to the garden. There is a good sized dining area, off which is the well-fitted kitchen with quality oak fronted base and wall units and textured "leathered" granite worksurfaces and breakfast bar. There is a Belfast style sink with mixer tap, Siemens integrated dishwasher, Neff integrated microwave, Bertazzoni range cooker with double oven and 6 ring gas hob, space and plumbing for American style fridge freezer. A useful pantry cupboard off the kitchen provides additional storage, whilst the adjacent utility room has further fitted units, stainless steel sink, space and plumbing for washing machine and tumble dryer, and a door to the integral garage.

On the first floor, the bedroom accommodation radiates off the galleried landing. The master suite is an excellent size and has a spacious double bedroom with views over the rear garden, modern fitted wardrobes and drawers to either side of the access to the en suite which has a frosted glass partition and sliding pocket door. The en suite has a large





walk-in shower, and a WC and wash basin set into a fitted vanity unit.

There are four further bedrooms, three facing the rear, one to the front. All rooms are excellent double sized rooms, although bedroom 5 is currently fitted as a dressing room and has extensive fitted wardrobes to one wall. The house bathroom has a double ended whirlpool spa bath, large walk-in fully tiled shower, WC, and wash basin.

Outside

To the front of the house is an attractive fore-garden and a substantial block paved driveway providing off road parking for 3 or 4 cars. To the left hand side is a good-sized integral garage with electric up and over door and full height fitted storage units to one corner. A pedestrian door connects directly to the house via the utility room.

To the rear is a truly delightful garden which has been lovingly developed and maintained and provides the most stunning outlook and a wonderfully tranquil environment. Immediately to the rear of the house is a substantial sandstone patio, beyond which is a manicured free-form lawn with well-stocked beds and borders as well as mature hedges and trees which combine to provide colour and interest as well as excellent privacy. To the far end of the garden is a deep and well stocked border with a paved pathway leading to a pergola covered with a mature wisteria that provides dappled shade to the paved patio area beneath. The total plot has been measured to be approximately 0.27 acre.

General Information

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

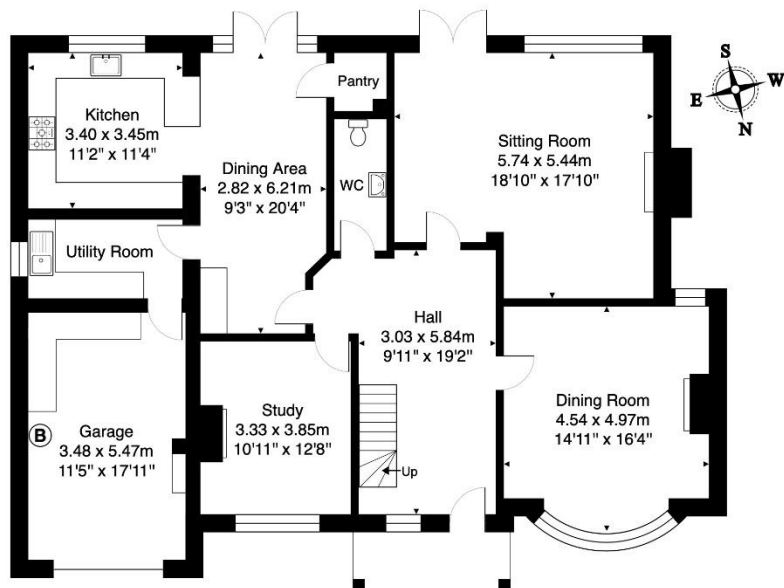
Council Tax: Band G.

Published October 2026

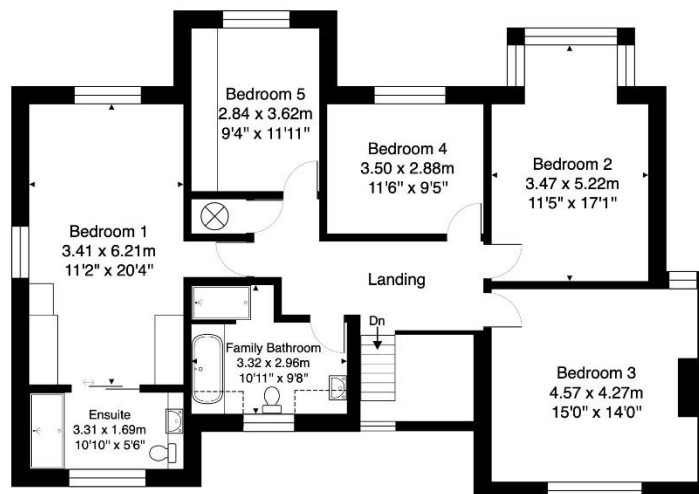




Ground Floor
Floor Area: 150.4 m² ... 1619 ft²



First Floor
Floor Area: 109.4 m² ... 1177 ft²



38 Barlows Road, Edgbaston, Birmingham, B15 2PL.

Total Area: approximately 259.8 m² ... 2796 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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