



105 GOUGH ROAD
EDGBASTON, BIRMINGHAM B15 2JG

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,275,000

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A substantial detached 5 bedroomed Grade II Listed Victorian family home situated in a quiet and popular road. Beautifully presented accommodation extending in all to an impressive 4,015 sq ft (373 sq m) set over four floors. All set within a mature plot of approx. 0.41 acre.

Situation

Gough Road links Charlotte Road and Carpenter Road and is situated in a highly sought-after location in the popular and leafy suburb of Edgbaston. Gough Road is ideally located for access to the City Centre which is just over two miles away via the nearby A38 Bristol Road. Five Ways train station is some half a mile away and is just one stop from Birmingham New Street Station. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is less than a mile away, as is Edgbaston Golf Club. A selection of private schools including West House, Hallfield, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.

Description

105 Gough Road is a most attractive Grade II listed double fronted detached residence dating back to circa 1851 and sitting in a plot of approx. 0.41 acres. Internally there is an abundance of original features such as high ceilings, ceiling roses, decorative cornicing and an array of beautiful fireplaces. The property has been comprehensively refurbished in recent years to include replacement of most of the sash, upgraded central heating and hot water system, replacement bathrooms, and general redecoration throughout including predominantly new carpets/flooring.





The well laid out and spacious accommodation is ideally suited for family life as well as for entertaining, set over four floors and in all extending to around 4,015 sq ft (373 sq m) including a superb basement with a separate access out to the side courtyard.

The house enjoys a good deal of privacy set behind a mature hedgerow, with the front drive providing a good size parking area for a number of cars. An imposing open porch leads through a timber front door, flanked by narrow leaded glass windows, into the central reception hall. There is a delightful high level arch with ornate plaster corbels, and elegant staircase, with balustraded railings surmounted by a mahogany curved handrail, as well as doors off to the two fine reception rooms. The guest cloakroom WC is off the hall, as is the door leading down to the basement.

The main reception room is a large sitting room with feature fireplace and working fire, sash window to the front and double doors to the rear which open into the conservatory. There is modern oak herringbone flooring and a beautiful open fireplace with cast iron insert and marble surround. The second reception room is presently utilised as a study and has high quality bespoke fitted bookshelves and cupboards, oak flooring, original fireplace and sash window to the front.

The superb kitchen/breakfast room has a stylish fitted kitchen comprising white gloss base and wall mounted units and contrasting grey ash effect work surfaces, sink with mixer tap and instant boiling water tap, and Siemens appliances including twin electric ovens, steam oven, microwave oven, twin integrated fridge/freezers and a 5 ring gas hob with a stainless steel extractor hood over, as well as an integrated dishwasher. There is a separate utility room off the kitchen with fitted cupboards and space and plumbing for washer and dryer.

Completing the ground floor accommodation is the rear double glazed conservatory which provides a third reception area, presently used as a dining room, offering delightful elevated views over the mature gardens.

The basement offers over 1,000 sq ft of additional living/recreational space as well as potential for conversion into a self-contained "granny flat" if desired (subject to any necessary consents). There are three principal rooms, with





generous ceiling heights of approximately 7ft and natural light in two of the rooms. In addition to a wine cellar there is presently a games room, a music room, and a gym. As well as being accessed from the main house via stairs from the reception hall, the basement also has an external access from the side courtyard.

On the first floor there are three double bedrooms, including the principal bedroom with beautiful original fireplace and a large walk-in wardrobe. There are two bath/shower rooms serving the three bedrooms, with the main family bathroom being impressively proportioned and featuring a particularly large walk-in shower and a stylish freestanding copper-effect freestanding bath.

On the second floor are two further double bedrooms which are served by a modern shower room with wash basin and WC. A door off the second floor landing opens into a large attic storage space with two rooflights to the rear. Further loft storage is available via a hatch from the landing with a pull-down ladder.

Outside

To the front of the property is a gravelled driveway providing parking for several cars. There is a single garage with storage mezzanine over. To the side of the house is a courtyard area with additional storage beneath the garage, access to the basement and further outbuildings for garden storage. To the rear are attractive mature gardens with good size areas of lawn, and well-planted borders offering an array of established trees and shrubs. The current owners also rent an additional piece of adjoining garden on a license from Calthorpe Estates at a peppercorn rent - further details are available on request. The house and gardens in all extend to around 0.41 acre (excluding the rented adjacent land).

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 estate charge of approximately £65 is payable.

Council Tax: Band F.

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