



40 HARBORNE ROAD

BIRMINGHAM, B15 3HE

£1,800,000

FREEHOLD

Distinguished Grade II Listed Georgian Residence | OPEN HOUSE FRIDAY 22 MAY - 11AM-1PM - MUST REGISTER | 9 bedrooms | Self-contained coach house | Fully functional basement | Driveway for multiple vehicles | South-facing rear garden | Situated on the Calthorpe Estate

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Cellar
Area = 44.77 sq.m / 482 sq.ft

Ground Floor
Area = 210.88 sq.m / 2270 sq.ft

First Floor
Area = 104.70 sq.m / 1127 sq.ft

Second Floor
Area = 75.71 sq.m / 815 sq.ft



Approximate Gross Internal Area
Total = 436.06 sq.m / 4694 sq.ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	37 F

Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements