



**109 GOUGH ROAD**  
EDGBASTON, BIRMINGHAM B15 2JG

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

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£1,695,000

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A beautifully appointed and imposing Grade 2 Listed detached period family home, offering exceptionally spacious accommodation extending over 4 floors to some 5,446 sq. ft. (506 sq. m.), whilst located in a popular and convenient residential area of Edgbaston.

## Location

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. The property is very well placed for all local amenities and is situated just over 2 miles from Birmingham City Centre (via the A38). Both the Edgbaston Priory Tennis and Squash Club and Edgbaston Golf Club are within a mile, and several excellent hospitals are within a 4 mile radius include the Queen Elizabeth Hospital Birmingham, City Hospital, Birmingham Children's Hospital, and the BMI Edgbaston and Priory hospitals. A selection of private schools including West House, Hallfield, Priory, Kings 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

109 Gough Road is a most handsome early Victorian detached family residence, listed Grade 2 for its architectural and historical interest and is understood to originally date from 1855. The house offers a distinctive classic stucco façade with central Portico, and imposing brick elevations to the rear, with relief offered by sash fenestration, whilst all set beneath a pitched slate roof.

The well laid out and most generously proportioned accommodation is set over four levels, extending to some 5,446 sq. ft. (506 sq. m.), and the present vendors have considerably improved, renovated, and sympathetically modernised the house throughout, so as to now offer a superb family home of immense quality, with great attention to detail. Numerous period features have also been retained, with high ceilings, large sash windows, decorative cornicing, circular staircase with a conservation rooflight above, as well as a splendid





open marble fireplace within the magnificent dual aspect drawing room/ballroom.

Of particular note is the excellent open plan kitchen/dining room ideally laid out for modern day living. Central heating is gas fired, with underfloor heating to the ground, lower ground and first floor levels and there is double glazing to many windows.

### ACCOMMODATION

#### On the Ground Floor

Central portico and large panelled front door opens into the generous size central reception hall, with a tiled floor and decorative corning.

The front study has a large sash window with vertical retractable shutter and decorative corning, whilst the excellent dual aspect sitting room measures some 22'9" in length and has a large sash window with vertical retractable shutter to the front aspect, French doors with feature stained glass windows over, opening out onto the raised rear terrace, and decorative corning.

An inner hall, with a continuation of the tiled floor, has useful built in cloaks /storage cupboards to one wall and doors off to the rear office and drawing room/ballroom. The office has a large bay window with delightful aspect over the rear garden, decorative corning, and a feature fireplace surround.

The dual aspect drawing room/ballroom is a most impressive room measuring over 38 feet in length and has large sash windows to the front and rear aspects, high skirtings, fine door architrave and feature archway, and splendid central feature of an open marble fireplace.

#### On the Lower Ground Floor

A wide circular staircase leads down to the extensive lower ground floor accommodation. The central hall has a tiled floor, cloakroom off and an open wine cellar/display area set beneath a wonderful, exposed brick barrel ceiling.

There is a cinema room, with seating for 7, in electronic reclining seats with a large screen. The open plan fitted kitchen/dining room provides an area ideally suited for modern day living. The dining area has arched double glazed French doors opening out onto the private garden terrace, a display recess (former fireplace) and open arch connecting into the main kitchen area. The kitchen is fitted with a range of base and wall mounted units, granite worktops, extendable breakfast bar, pantry cupboard with carousel unit and appliances to include a Smeg range cooker with extractor fan over, Smeg dishwasher, Miele coffee machine and microwave oven, upright fridge/freezer and built in wine racks.





Rear hall/boot room has an access door leading to the outside covered storage area, and further doors to the useful walk in pantry/freezer room and large utility/laundry room with plumbing for a washing machine and dryer, whilst also housing the Keston gas fired central heating boiler, MegaFlo pressurised hot water cylinder and underfloor heating manifold.

#### **On the First Floor**

A wide circular staircase leads up to the first floor landing with ample light provided by the conservation rooflight over and giving access off to the bedroom accommodation. The superb master bedroom has a delightful aspect to the rear and is served by a luxury en suite dressing room and bathroom. There are fitted mirror fronted wardrobes/storage to one wall, central jacuzzi bath, large walk in shower with oversized central rain shower head, twin sinks set in a double vanity unit and a WC.

There are a further two double bedrooms each with quality en suite shower rooms, and a 4th double bedroom (presently used as a gym) on this floor.

#### **On the Second Floor**

Landing, leading to an open plan living room with breakfast area off, and two further double bedrooms, with a large shower room with walk in shower and views to the rear.

#### **Outside**

The property is approached from Gough Road onto the front gravelled carriage driveway, with off road parking for several cars and a convenient electric vehicle charging point.

The delightful gardens are situated mainly to the rear of the property and enjoy a private aspect. There is an extensive brick paved seating terrace situated directly to the back of the house, flanked by an ornamental brick arched water feature. This terrace can also be accessed from the French doors leading out from the dining area, as well as from the covered store area, which in turn has a useful secure passageway to the front of the property. There is an additional raised terrace accessed via wide steps, a lower level central lawn and loose slate pathway leading to a further seating area. To the far end a mature yew hedge screens the kitchen garden with greenhouse and potting shed, as well as a children's play area.

#### **General Information**

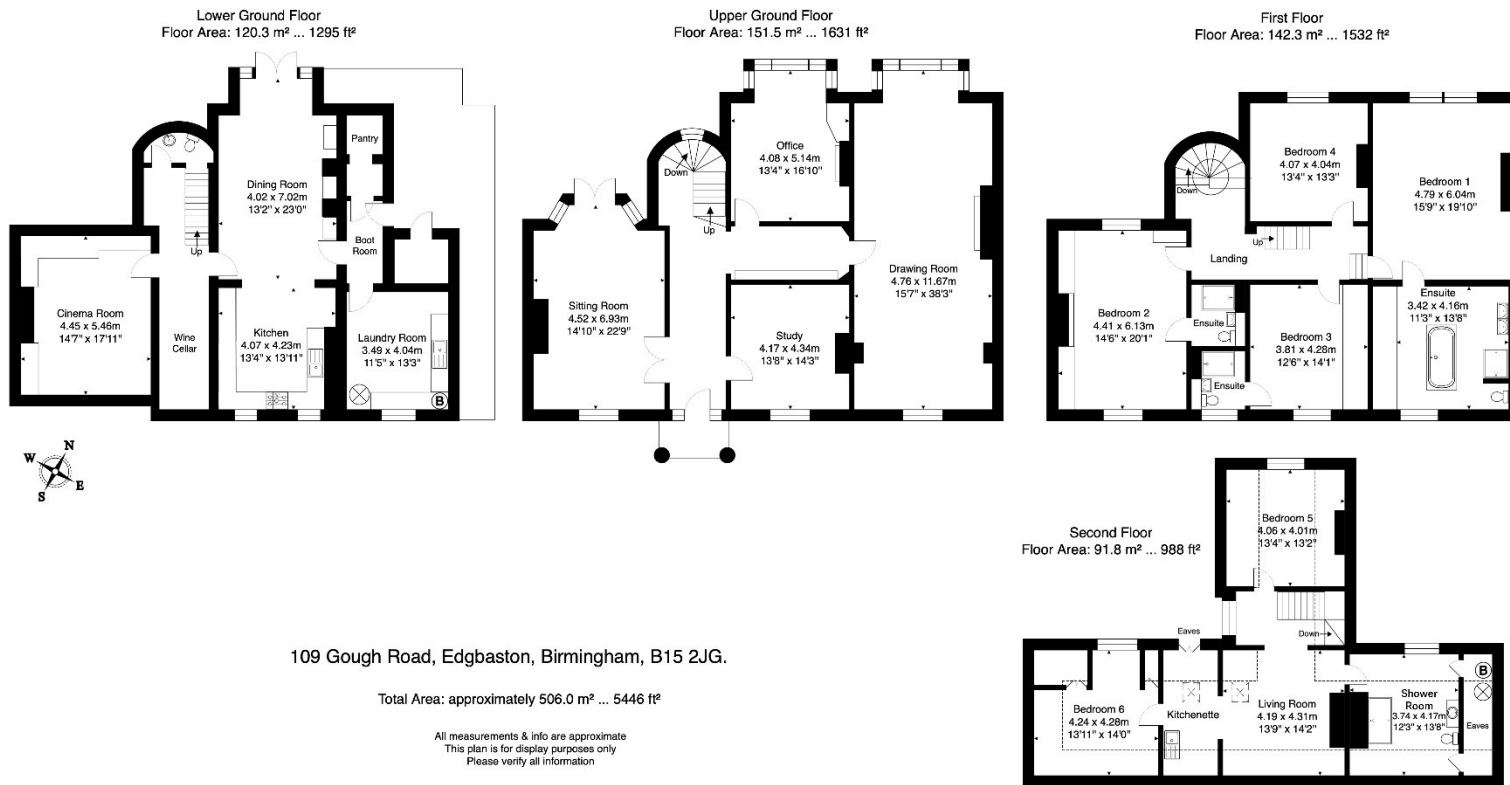
Tenure: The property is freehold.

Council Tax Band: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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