



14 FARQUHAR ROAD
EDGBASTON, BIRMINGHAM B15 3RB

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£2,995,000

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A comprehensively refurbished and exquisitely finished detached Edwardian family home, extending to some 7,288 sq. ft. (577 sq.m.). The property is set in wonderful mature gardens of just under three quarters of an acre and enjoys fine outlying views to the rear, whilst situated in a most sought after location on one of Edgbaston's premier residential roads.

Location

Farquhar Road is widely regarded as one of the premier roads in Edgbaston and boasts some of the area's most impressive homes, set in the heart of leafy Edgbaston and situated on the renowned Calthorpe Estate. The property is very well located for all local amenities and is located only some 3 miles from Birmingham City Centre, as well as less than a mile from Harborne Village. The property is close to many of the prestigious private schools which serve the area and is exceedingly well placed for Birmingham University, the Queen Elizabeth Hospital, and the recently revamped University Station for direct access to Birmingham New Street Station.

Description

14 Farquhar Road is a most beautifully appointed and spacious detached family home, set well back on an exclusive road, and offering exceptionally well presented living space finished to an exacting level of specification throughout, all set over three floors.

The house is approached over a deep sweeping driveway, leading to a generous sized parking area and sits within delightful mature gardens of just under three quarters of an acre.

Over the last 10 years or so the current vendors have completely transformed the property, by extending, comprehensively refurbishing and tastefully modernising the property to an exceptionally high specification throughout, so as to now provide a beautiful family home of immense quality with great attention to detail.

A central hall with Italian marble flooring radiates off to the three most generously proportioned reception rooms and also the magnificent extended open plan dining kitchen/family room to the rear of the house, flooded with ample natural light via expansive double glazed Crittall windows and two sets of French doors within, opening out onto the extensive terrace, whilst also allowing for a wonderful elevated aspect overlooking the rear gardens and beyond to the City Centre.

Features of particular note include engineered oak flooring to all three principal reception rooms and the dining kitchen/family room, remote controlled gas fires





to the three main reception rooms, a designated cinema room, 5 zone music system with integrated ceiling speakers to the main ground floor rooms, and an automated and adaptable home living system controlled by Loxone servers. Large Crittall windows provide ample natural light to both the drawing room and superb kitchen/dining/family room, which is also fitted with a high quality bespoke kitchen with large central island and Falcon range cooker, with this room being perfectly suited for modern everyday family living.

All three principal bedroom suites on the first floor have been beautifully appointed with dressing areas and en suite bath/shower rooms which have all been finished to an exacting standard. There is a fourth bedroom/study on this floor with an additional 2 guest bedrooms and storeroom (with excellent potential to create a bath/shower room) on the second floor.

The Accommodation

The well laid out and exceptionally well appointed accommodation is set over three floors and presently extends in all to around **7,288 sq.ft. (577 sq.m.)**.

On the Ground Floor

Covered porch area leads through a part obscured glazed door with fanlight window over, into the **entrance vestibule**. A further part obscured glazed door continues into the spacious **central reception hall** with a fine Italian marble tiled floor and cloakroom with built in cloaks cupboard/storage.

The front **dining room** has a bay window to the front aspect and a fine stone fireplace with a slate hearth and gas fire (remote controlled) set within, whilst the generous size **drawing room**, enjoys a delightful aspect via large double glazed Crittall windows over the rear gardens, together with the central feature of a fireplace with a panelled wood surround and gas fire (remote controlled) set within.

The excellent front **sitting room** has a bay window to the front aspect, and fireplace with a slate hearth, timber panelled surround and gas fire (remote controlled) set within. A connecting door leads directly into what is currently used as a designated cinema room, with enhanced acoustics and connecting double doors through to the inner hall. This area has a central roof lantern providing natural light, a useful second cloakroom off, and access through to the boot room, with a Belfast sink, built in store, plumbing for a washing machine and part double glazed door leading out onto the rear terrace.

To the rear of the house is the outstanding open plan **dining kitchen/family room**. This room is a more recent substantial extension to the existing house, and now provides a wonderful family living space, whilst benefitting from delightful outlying views over the rear gardens and beyond. Two sets of French doors set within the expansive double glazed Crittall windows open out onto the extensive rear terrace, so as to make this room ideally suited for entertaining purposes as well.

The fitted kitchen area has a large central island, a range of bespoke fitted cupboards, ample work surface areas, double Belfast sink unit with brass mixer tap, and appliances to include a Falcon range cooker, 5 ring gas hob with extractor fan over, microwave, integrated dishwasher, and an American style SMEG fridge freezer.

There is extensive cellarage with several chambers.





On the First Floor

From the reception hall, an elegant staircase leads up to a three quarter height floor landing, with access off to bedroom 4/study, with a stunning feature vaulted ceiling, built in window day bed and fitted display shelving.

The principal landing leads off to the three luxury bedroom suites. The impressive **master bedroom** enjoys a delightful aspect over the rear gardens and beyond, with a remote controlled gas fire and is served by a fully fitted **en suite dressing room** and exceptional **en suite bathroom**, with underfloor heating, a Claybrook oval freestanding bath, matching oval sink unit in a vanity unit with large mirror and lighting above, WC in recess and a beautifully designed large walk in shower.

Bedroom suite two has an aspect to the front and is served by its own **dressing room** and en suite luxury **shower room** with underfloor heating, large walk in shower, wash hand basin in vanity unit and a WC. Bedroom suite three also faces the front aspect, entered through a dressing lobby with fitted wardrobes, and is served by its own en suite shower room, with underfloor heating, walk in shower cubicle, circular wash hand basin in a vanity unit with a large mirror over, and a WC.



On the Second Floor

Landing leads off to a generous size storeroom (with potential to be converted into a house bath/shower room for this floor), as well as guest bedrooms five and six.

Outside

The house is approached over a deep sweeping front drive, which provides a good size parking area for numerous cars.

Directly to the rear of the house is the two tier extensive seating terrace, with outside music speakers and glazed balustrading, whilst making for an excellent outside seating and entertaining area. To the northwest side of the terrace access can be gained to the outbuilding currently providing an air conditioned home gym.

The well maintained and mature gardens provide a wonderful setting for the property and are situated mainly to the rear of the house. Below the large terrace lie the lower level central lawns, with well planted borders and continuing down to an additional area of lawn, with a kitchen garden and a good deal of privacy afforded by mature hedges. The house and gardens in all extend to about **0.70 acre (0.28 ha)** in total.

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.

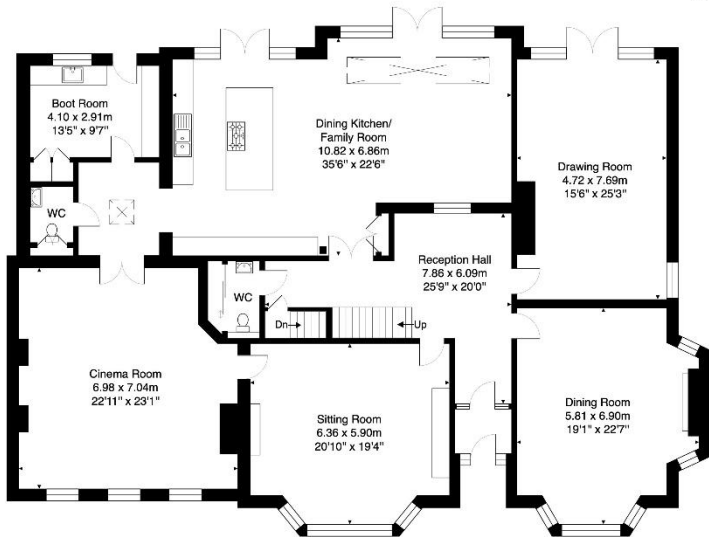
Council Tax; Band H

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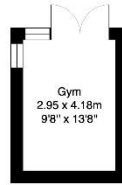




Ground Floor
Floor Area: 293.3 m² ... 3157 ft²



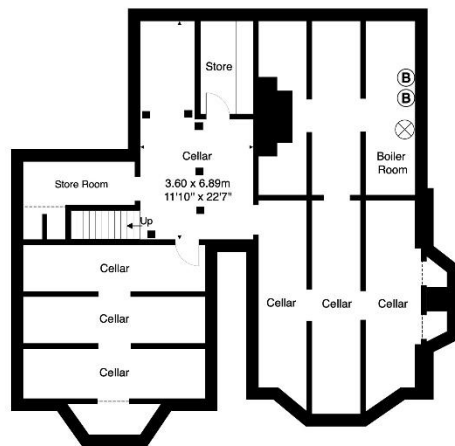
Outbuilding
Floor Area: 12.3 m² ... 132 ft²



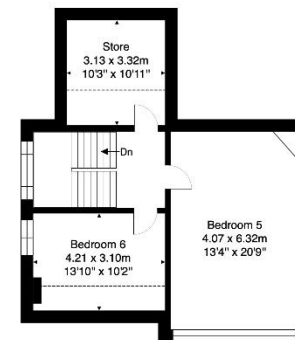
First Floor
Floor Area: 177.7 m² ... 1913 ft²



Basement
Floor Area: 131.9 m² ... 1419 ft²



Second Floor
Floor Area: 61.9 m² ... 666 ft²



14 Farquhar Road, Edgbaston, Birmingham, B15 3RB.

Total Area: approximately 677.1 m² ... 7288 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		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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