



2 DON CLOSE

EDGBASTON, BIRMINGHAM B15 3PN

Robert  Powell
RESIDENTIAL SALES & LETTINGS

2 DON CLOSE

£1,100,000

EDGBASTON, BIRMINGHAM B15 3PN

Exceptional Contemporary Family Home with Detached Garden Studio

Beautifully renovated and thoughtfully extended, this outstanding detached family home occupies a prime position within one of Edgbaston's most desirable private cul-de-sacs. Offering approximately 2,405 sq ft of stylish accommodation, the property combines elegant contemporary interiors with generous family living spaces, five bedrooms, three luxurious bath and shower rooms, and a superb detached garden studio that provides exceptional flexibility for modern living. Finished to an exceptional standard throughout, the property has been designed with both family life and entertaining in mind, creating a home that is equally practical as it is impressive.

Situation

Don Close is an exclusive private cul-de-sac located just off Augustus Road in the heart of Edgbaston, one of Birmingham's most prestigious residential areas.

The property enjoys a peaceful setting while remaining within easy reach of Birmingham city centre, the Queen Elizabeth Hospital, the University of Birmingham and a selection of highly regarded schools. Excellent road and rail connections provide convenient access across the city and beyond.

The Property

A covered storm porch opens into an inviting reception hall, where large-format porcelain floor tiles and underfloor heating extend throughout the ground floor, creating an immediate sense of quality and contemporary style. The entrance hall provides access to a guest cloakroom, a well-equipped utility room with external access, and the principal living accommodation.

The house has undergone a comprehensive programme of renovation, resulting in beautifully presented interiors finished to an exceptional specification throughout.

Kitchen, Dining & Family Living

The centrepiece of the home is an impressive open-plan kitchen, dining and family room designed to bring people together. Filled with natural light from large windows and newly installed bi-fold doors opening onto the rear terrace,





this outstanding space offers the perfect setting for everyday family life as well as entertaining on a larger scale.

The bespoke Häcker German kitchen combines sleek contemporary cabinetry with contrasting finishes and premium work surfaces. A substantial breakfast island forms the focal point of the room, while Siemens integrated appliances include twin ovens, full-height fridge and freezer, dishwasher, induction hob, gas hob and extractor, delivering both style and functionality. With direct access to the garden, the room effortlessly connects indoor and outdoor living throughout the year.

Reception Rooms

Glazed double doors lead into a spacious separate living room, offering a more relaxed setting while maintaining a strong connection to the garden through full-height glazing and bi-fold doors opening onto the terrace.

A further set of glazed doors leads to a dedicated study, providing an ideal home office, children's playroom or additional reception room depending on individual requirements.

Bedroom Accommodation

The first floor provides five well-proportioned bedrooms arranged around a central landing. Four bedrooms are generous doubles with fitted wardrobes, while the fifth bedroom also offers excellent flexibility as a guest bedroom, nursery or additional study.

The principal and guest bedrooms each benefit from beautifully appointed en-suite shower rooms, while the remaining bedrooms are served by a luxurious family bathroom. All three bath and shower rooms have been recently refitted with high-quality contemporary fittings and finishes.

Detached Garden Studio

A particular highlight of the property is the exceptional detached garden studio, offering valuable additional living space separate from the main house. Beautifully designed with bi-fold doors, large picture windows and a fitted kitchenette, the studio also benefits from tiled flooring, electricity and plumbing, making it suitable for a wide variety of uses. Whether used as a home office, gym, creative studio,





entertainment room or simply a peaceful retreat, it provides a level of versatility that is increasingly sought after and represents one of the property's standout features.

Outside

To the front, a generous driveway provides off-road parking for several vehicles and leads to the integral garage with electric roller door.

The rear garden has been attractively landscaped to create a private outdoor space centred around a large paved terrace ideal for entertaining, with a well-maintained lawn and mature planted borders providing year-round privacy. Together with the detached garden studio, the outside space offers an excellent extension of the home's living accommodation.

Key Features

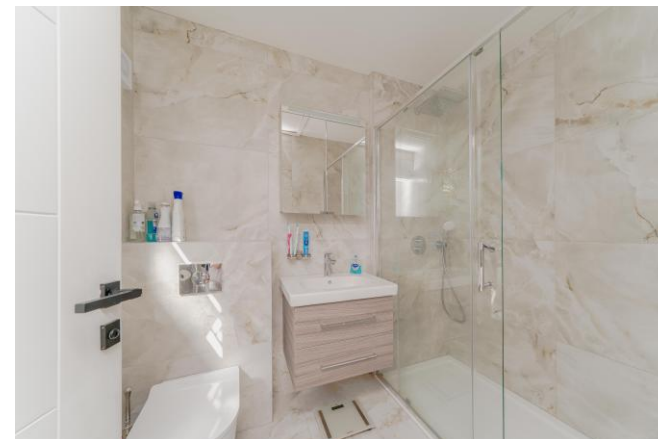
- Exclusive private cul-de-sac location in prime Edgbaston
- Approximately 2,405 sq ft (223 sq m) including garage
- Beautifully renovated throughout
- Five spacious bedrooms
- Three newly fitted luxury bath and shower rooms
- Stunning open-plan kitchen, dining and family room
- Premium Häcker German kitchen with Siemens integrated appliances
- Separate living room and dedicated study
- Underfloor heating throughout the ground floor
- Landscaped private rear garden
- Exceptional detached garden studio with kitchenette, plumbing and bi-fold doors
- Large driveway with parking for several vehicles
- Integral garage with electric roller door

General Information

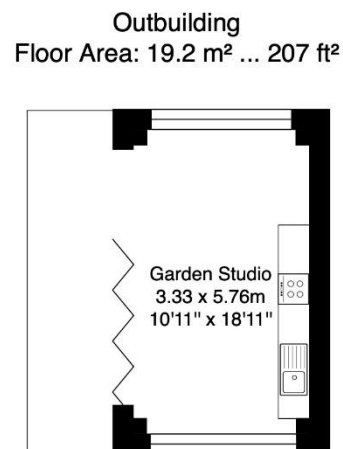
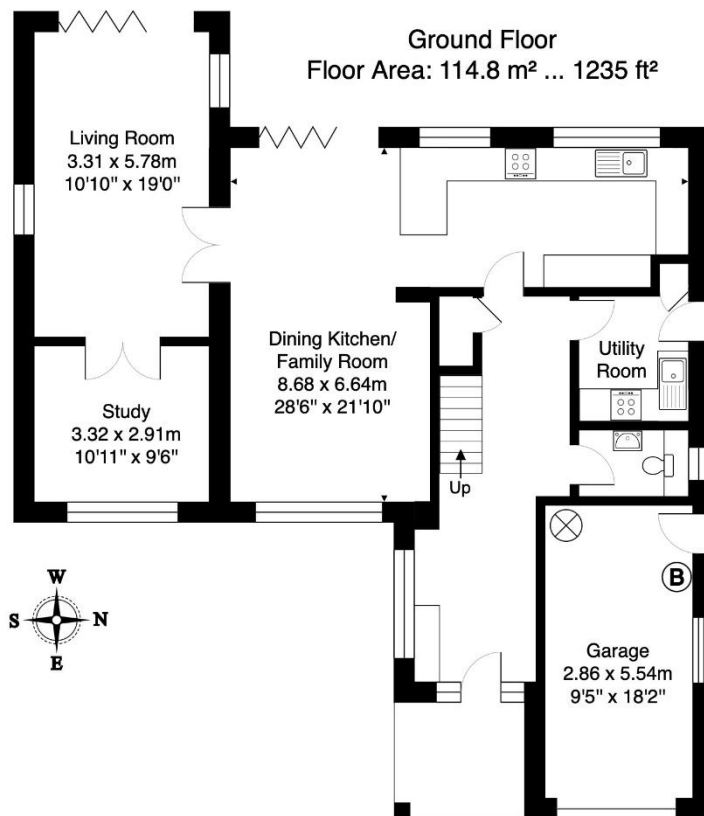
Tenure: The property is Freehold however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available on request. An estate charge of approximately £70 per annum is payable. In addition Don Close is a private road and a maintenance charge is payable which is currently £646 per annum.

Council Tax: Band F.

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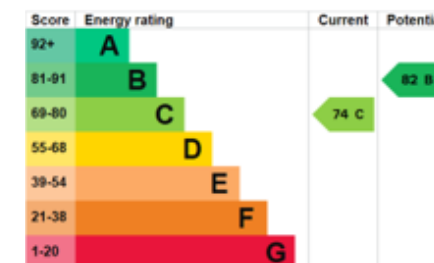




2 Don Close, Edgbaston, Birmingham, B15 3PN.

Total Area: approximately 223.4 m² ... 2405 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



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