



23 FARQUHAR ROAD
EDGBASTON, BIRMINGHAM B15 3RA

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£2,800,000

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A magnificent detached house occupying an exceptional 0.8 acre south-west facing plot in the most desirable section of one of Edgbaston's most sought-after addresses. Beautifully presented accommodation extending in all to around 7,200 sq ft (including garaging, coach house, and cellars). Four excellent reception rooms, breakfast kitchen, eight double bedrooms and four bathrooms. Large gated driveway, beautiful rear gardens including a tennis court.

Situation

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

Description

23 Farquhar Road is a handsome and imposing Victorian detached house offering substantial accommodation set over three storeys (plus cellars) measuring approximately 7,196 sq ft (669 sq m) in all. The front elevation of the house provides a strong hint of the quality and character of the accommodation within, with decorative stonework around the windows and a striking porch with Gothic arch and quatrefoil providing a grand entrance. The property has been a much loved family home for over 30 years, during which time the present owners have fastidiously maintained and improved the house and gardens. The main house was entirely re-roofed around 10 years ago, using high quality materials to ensure maximum longevity. Other recent significant improvements include the addition of a fabulous garden room/family room off the kitchen in 2021, and two refurbished bathrooms in the last 4 years.

The house is entered via the open porch and through a part-glazed front door into the welcoming reception hall. Three of the four reception rooms radiate off the hall, as does the kitchen and guest cloakroom WC. There is an inner hall which has a secondary access to the kitchen, as well as access to the utility room.





The main reception room is the impressive rear facing sitting room which enjoys fine views to the garden via the wide bay window with central glazed doors opening out. There is a beautiful ornate plaster cornice with pierced frieze and an open fireplace with coal effect gas fire having marble surround and attractive dark wood mantel.

The dining room is another grand room with excellent proportions providing plenty of space to host large gatherings. There is a bay window to the front, decorative cornicing and plaster ceiling rose, and a fireplace with coal effect gas fire, marble surround and dark wood mantel.

The third reception room serves as a study but would also make an ideal playroom. It also has a feature fireplace with coal effect gas fire, and decorative cornicing as well as a large window to the front and doors into both the main reception hall and the inner hall.

The breakfast kitchen is situated to the rear, enjoying lovely views out over the beautiful grounds. Plenty of natural light floods the room through the three windows and three rooflights. A gas fired Aga is an inviting focal point, and the Fired Earth floor tiles add further warmth and a farmhouse feel. There are plenty of fitted base and wall mounted units with granite work-surfaces as well as a substantial dresser with further cupboards, drawers, shelves, and a plate rack. There is an integrated fridge, dishwasher, microwave oven, and four ring ceramic hob.

An opening to the far end of the kitchen leads through into the fourth reception room; a large garden room/family room which was added on to the property in 2021. This fabulous room enjoys delightful views of the garden through full-width bi-folding doors and the feeling of space is enhanced by the vaulted ceiling with four rooflights. Underfloor heating runs through this room to ensure it remains cosy in the winter months. There is a washroom/WC and a door leading out to the front courtyard. A further door connects into the two storey coach house and garage, partly used as a gym and with two studio/games rooms upstairs. There is obvious scope to convert the coach house into self-contained annexe accommodation if desired, subject to any necessary consents.

The cellar is accessed from the main reception hall and has two rooms with good ceiling height and offering excellent storage space. The gas central heating boiler and large pressurised hot water cylinder are situated here.

On the first floor are four excellent double bedrooms, two to the front and two to the rear. The main bedroom looks out over the rear through a wide bay window and has extensive fitted wardrobes. The en suite shower room was upgraded in recent years and has a tiled shower enclosure with rain shower, WC, twin wash basins set into a





large vanity unit with cupboards, drawers, shelving, and mirrors with lighting.

The second bedroom suite has a wide bay window to the front and an en suite with corner shower, WC, and wash basin. The remaining two bedrooms are served by a recently refitted family bathroom which has a tiled shower enclosure, freestanding roll-top bath, WC, and wash basin with vanity storage unit beneath.

On the second floor are four further double bedrooms and a bathroom. The largest of the bedrooms is 24 ft (7.3m) in length and has served in the past as both a games room and a teenager's suite. Another of the bedrooms has a fitted kitchenette to one end with a fitted unit with sink, electric hob, and an integrated fridge. The bathroom has bath, separate shower, WC, and wash basin. Adjacent to the bathroom is a handy storage cupboard.

Outside

To the front of the property is a large, electric-gated driveway providing off road parking for numerous cars. To the right is the large garage and store which has an electric up and over door and which connects directly to the coach house.

To the rear of the house is the most exceptional garden which is testament to over 30 years' worth of love and dedication from the current owners. Stretching some 350 ft (107m) from the back of the house and enjoying a sunny south-westerly aspect, the garden contains a perfect blend of greenery and colour, and features social spaces, recreational areas, and places to just hide away and enjoy the tranquility. Immediately to the rear of the house is a large, paved terrace running the full width of the property. There is a low-level brick wall with planting behind and two central steps to the large, level lawn which is flanked by deep, well stocked borders and gravel pathways. To the far end of the lawn attractive feature brick steps lead up to a second tier with a further lawn, planted beds and borders, a greenhouse, and a paved terrace. Beyond this, the gravel path leads up to a full-sized tennis court, complete with a raised timber viewing platform. To the very far end of the garden is a timber shed and a large area for composting. We have measured the total plot to be in the order of 0.8 acre.

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.

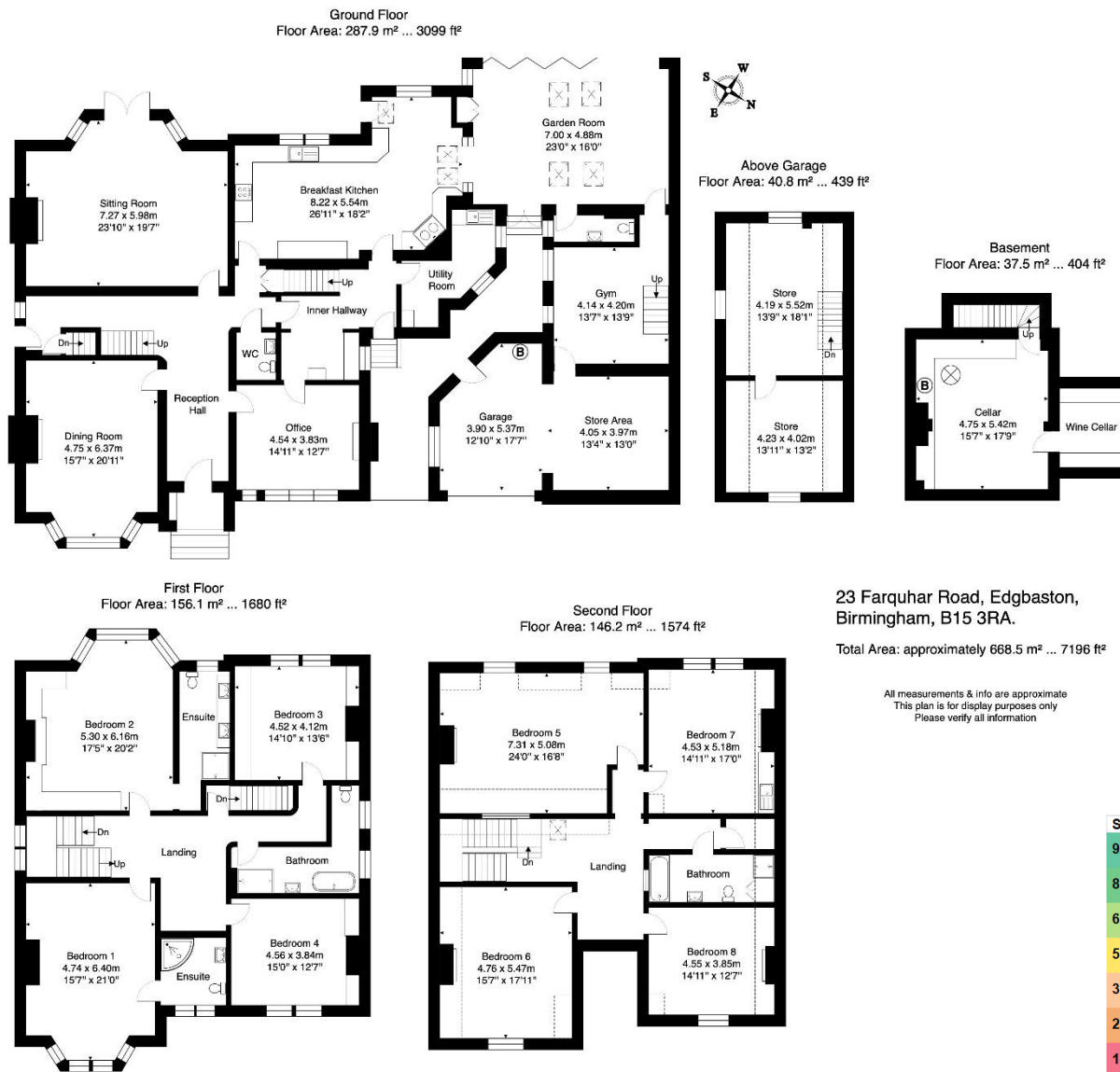
Council Tax: Band H.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH
 Tel: 0121 454 6930
 Fax: 0121 454 3676
 Email: sales@robertpowell.co.uk
 www.robertpowell.co.uk

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