

St. Mary's Road  
Harborne  
Birmingham





St Mary's Road is a highly desirable residential street, a short walk to the heart of Harborne. Harborne boasts a wealth of amenities with a village pub, shops, restaurants and well-regarded primary schools.

The High Street includes popular retailers including a Waitrose and Marks and Spencer's.

Birmingham City Centre is approximately three miles away and easily accessible by car or public transport. There are a range of excellent local schools.

Birmingham University Campus and the Queen Elizabeth Hospital are within walking distance. University train station is one mile from the house and connects directly to national services from Birmingham New Street. Trains run from Birmingham New Street to London in just over an hour and a half.



*Central Birmingham 4.4 miles, M5 (J3) 4 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)*



# The property

Designed and built in 1975 by architect Frederick Mark, this wonderful home on St Mary's Road, is private and well screened with beautiful wrap around gardens.

The house is set back from St. Mary's Road, in a delightful private position with garage and secluded walled inner courtyard garden. The front garden features a fishpond and bridge and a useful covered walkway leads to the front entrance door.

The front door opens to the entrance hall which provides a feeling of invitation onwards to the fabulous, bright and welcoming open plan kitchen/dining/living area. To one side of the entrance hall, there is a home office (which could be used as a bedroom), with a useful guest cloakroom WC immediately next door.

The original quarry tile floor provides a lovely contrast and warmth to the space and exposed local hand-made brickwork provides depth.

The kitchen was designed to be integrated with the living spaces. A raised counter provides a degree of separation, while high storage units allow a lateral sightline to run from both the living and dining areas. The bespoke kitchen has terrazzo and solid elm worktops; the original drawings are available for modernisation. A separate utility room leads off the kitchen to a passage that gives direct access to the garden and garage.

The large living room flows from this space and the roof's stained timber sloping pitch is most apparent, resulting in a wonderful feel of movement in the design. The sense of light and flow is further emphasised by full height sliding patio doors overlooking the beautiful garden and two further full height windows also providing incredible views. The brickwork is carried through to the raised hearth with a wood-burning stove. This whole wall is open brickwork to three quarter height providing depth and character.

The lovely dining room has a conventional flat plaster ceiling, but enjoys views of the soaring roof over the kitchen and living room area, offering a change of pace. A door leads to the bedroom corridor where all four of the double bedrooms can be accessed.











**Flowing, spacious  
accommodation.**





The principal bedroom has an en suite shower room and direct access onto the gorgeous south-facing patio and rear garden, this room is absolutely idyllic. Bedrooms two and three look out onto the front courtyard with views of the fishpond and bedroom four shares the rear garden views. The family bathroom is at the end of the corridor and also looks out onto the front courtyard.

There is plenty of storage throughout the house with a spacious accessible storage loft and two linen cupboards.

This beautiful ground floor level home provides a tremendous sense of character and flow. There is a feeling of warmth and friendliness throughout the entire home. With views of the gardens and courtyard from everywhere in the house you feel embraced by nature.





## Gardens

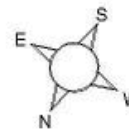
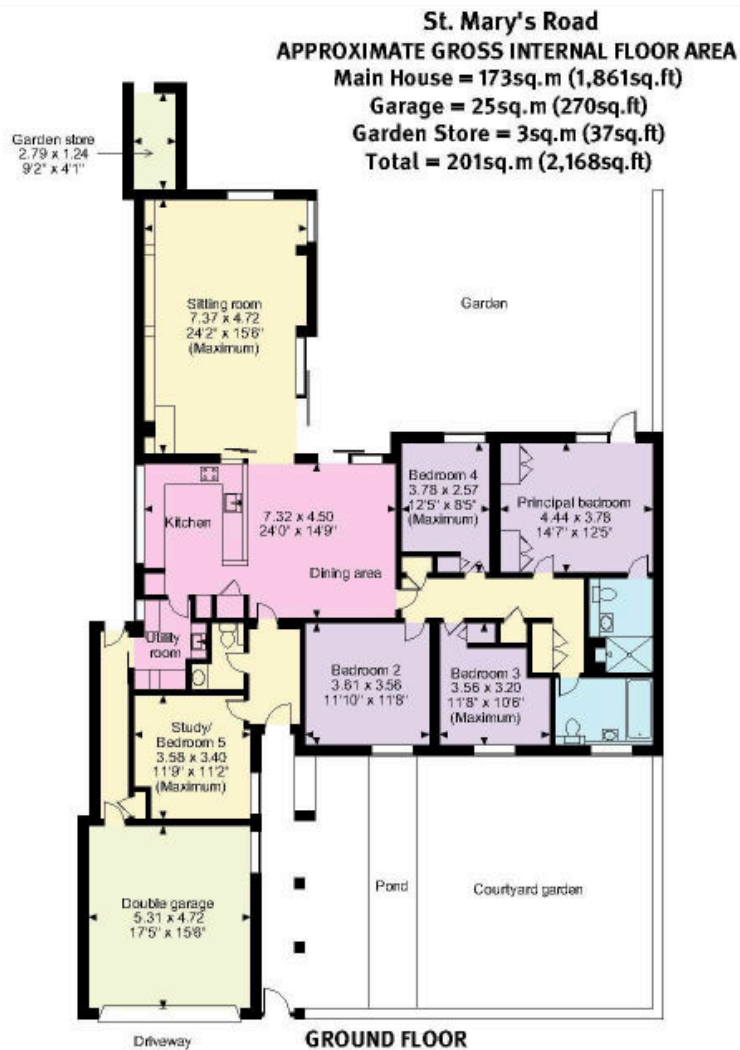
The house is set within two beautiful gardens, with mature trees, shrubs and expansive lawns. A handsome oak tree and two beech trees create a wonderful setting for the house and frame views from the living spaces.

The south-facing courtyard is perfect for al fresco dining and in addition there is a west facing summer house further down the garden, ideal for evening drinks.

Plenty of garden storage is available, located near a large vegetable plot and greenhouse at the bottom of the garden.







## Services

Mains water, electricity, gas and drainage

## Local Authority

Birmingham City Council: 0121 303 6789

Council Tax Band: G

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**I would be delighted to tell you more.**

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