



Harborne Road, Edgbaston, Birmingham



Giles House, 83 Harborne Road, Edgbaston, Birmingham **BI5 3HG**

Central Birmingham 1.3 miles, M5 (J3) 4.7 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)

A handsome and beautifully appointed Grade II* listed period family home, offering well-proportioned living accommodation set within mature walled gardens of just over a quarter of an acre. Planning permission is granted application number 2024/00243/PA



Guide price: £1,695,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: H

Location

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas, Calthorpe Estate.

Located close to the popular Harborne Village with amenities nearby including Waitrose, Marks & Spencer, Lordswood Gym and a variety of highly recommended shops, bars and restaurants.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools. Harborne Primary and Junior School is also very convenient.

Recreational amenities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club and a Sailing Club at Edgbaston Reservoir.



Giles House

Giles House is a most attractive Italianate detached family home, listed Grade II* for its architectural and historical importance, with original parts believed to date from circa 1855. A blue plaque also highlights its local historical interest having been the birthplace of Sir Austin Chamberlain on 16th October 1863.

The property has a handsome red brick-faced elevations, principally set beneath a slate roof, with relief offered by stucco quoins, arched ground floor windows with stuccoed keystones, and the splendid original lead roof detail.

Internally, the property also offers many fine character features, to include ornate ceiling cornices and roses, splendid fireplaces within the principal reception rooms, high ceilings and an elegant staircase with curved mahogany handrail and decorative balustrading.

Planning permission has been granted on the property (2024/00243/PA). Listed Building Consent for internal and external alterations, erection of single-storey rear extension, installation of roof lights to side, alterations to existing outbuilding roof and refurbishment of existing windows. The extensions could add a further 1300 sq ft (123 sqm) of additional accommodation overall. (2024/03751/PA) Newly granted permission for the addition of an "in and out" driveway.

The well laid out and well-proportioned accommodation is set over two floors and extends in all to around 4,691 sq. ft. An impressive feature porch provides a walkway to the panelled front door, with a fanlight window over, and opens into the central reception hall. The generous size 'T' shaped reception hall is flooded with natural light. Doors radiate to all of the principal reception rooms and there is a useful guest cloakroom/WC.

There is a superb front drawing room and dining room, both with exposed wood floors and tall feature arched windows enjoying a southerly aspect allowing ample natural light to flood in, in addition to a fine living room to the rear, which provides a third excellent reception room.





Kitchen

The generous fitted kitchen/breakfast room has a good range of floor and wall-mounted units with work surfaces over. There is a comprehensive range of integrated appliances including a Neff double oven/grill and microwave oven above, concealed fridge/freezer, dishwasher, and a two-oven Aga.

An inner hallway provides access to the separate utility/laundry room and cellars, which provide around 600 sq. ft. of useful storage space, comprised of two main compartments.

The snug/garden room has French doors out onto the rear terrace and gardens.



Drawing room



Living room



Upstairs

The superb principal bedroom suite is flooded with natural light. There is a well-fitted en suite bathroom with a bath and separate shower.

There are a further four bedrooms along with a family bathroom.

Bedrooms two and three share a Jack and Jill en suite bathroom with a separate shower.

The elegant staircase with mahogany handrail rises to the first floor landing area where all of the five double bedrooms are located.





Family bathroom



Bedroom three

Superb
double
bedroom
accommodat-
ion.



Bedroom five





Outside

Approached directly from Harborne Road electrically operated gates open onto the cobbled front driveway which offers secure parking for several vehicles.

The delightful well-maintained part walled gardens, comprise of a good size paved seating terrace directly to the rear, and central lawns flanked by well-planted mature borders, in all extending to 0.26 acres.



Harborne Road, Birmingham
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 436sq.m (4,691sq.ft)
 Quoted Area Excludes 'External outbuilding'



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 Stafford Enterprise Park
 Weston Road Stafford
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated August 2021.

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