



32 Westfield Road, Edgbaston, Birmingham





32 Westfield Road, Edgbaston Birmingham **BI5 3QG**

A magnificent house in one of Edgbaston's finest roads.



Offers in excess of: £2,950,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: H





The Location

Harborne Nature Reserve 0.5 miles, Botanical Gardens 1.1 miles, Harborne Village 1.4 miles, Edgbaston Priory Tennis & Golf Clubs 1.5 miles, Edgbaston Cricket Club 1.5 miles, Queen Elizabeth Hospital A&E 1.6 miles, Birmingham New Street Station 2.8 miles (HST to London Euston from 1hr 19mins), Birmingham City Centre 3.8 miles, Birmingham International Airport 11.7 miles

This magnificent house is one of the finest on the renowned Calthorpe Estate, Edgbaston which is characterised by tree-lined roads and a mixture of historic and contemporary architecture.

The area benefits from outstanding leisure facilities and many attractive open spaces including the peaceful Harborne Walkway and many parks.

Harborne Village High Street is close by and offers a wide range of shops including M&S Food Hall, Waitrose and Sainsburys Local and a range of boutiques, restaurants, pubs and coffee shops.

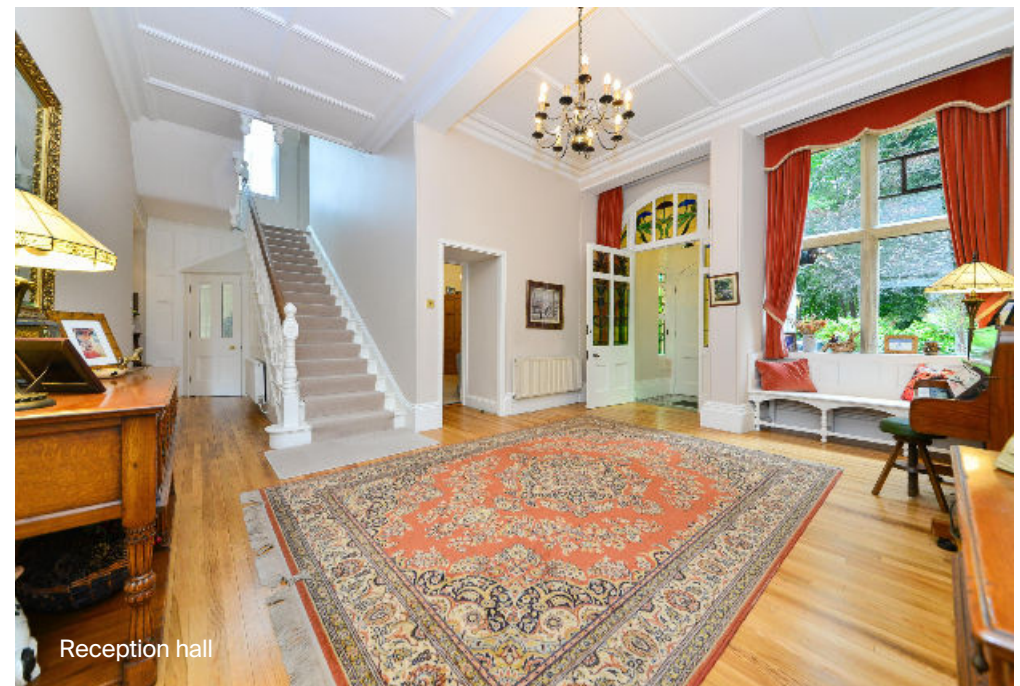
There are several excellent state and independent schools, both primary and secondary, including Edgbaston High School for Girls, King Edwards Schools for Boys and Girls, The Blue Coat School and many nurseries.

The Queen Elizabeth Medical Complex, several private hospitals and the University of Birmingham are close by as are many general medical practices and dentists.

The house whilst displaying many beautiful, historic features has a bright, modern, airy and contemporary feel.

Outside

Adjacent to a red brick wall over which there is a thick holly hedge, there are electrically-operated gates which open to a large gravel driveway providing parking for multiple vehicles and access to the double garage and 2 entrance doors and a concealed, large garden shed. There are several mature trees in the front garden. All these features provide a great deal of privacy.





Morning room



Study

The House

This handsome, Arts & Crafts Victorian family home (1881) sits in 1.075 acres and has been lived in by just 4 families. Inside and out, it boasts impressive period features including ornate gable ends, impressive chimney stacks, stone mullion windows, leaded stained glass, sash windows, high ceilings, ornate ceiling mouldings and Minton tiles.

The front door is set within a delightful entrance porch with beautiful stained-glass windows to either side and an apex fanlight window set above the door. The stunning floor tiles add interest to this superb entranceway.

The impressive internal front door with stained glass window panels and fanlight, opens to the large, well-proportioned reception hall. Here, a delightful window seat overlooks the front garden.

Doors radiate to the reception rooms with the rear hallway wrapping around the beautiful staircase, with its turned stair spindles and classic handrail, and provides access to the boiler/cloakroom, guest WC and rear gardens.

To the right of the reception hall, the morning room sits at the front of the house with two large sash windows providing much natural light. There is a feature fireplace and a recessed floor-to-ceiling cupboard. From here, the accommodation flows through to the second kitchen/utility room and, then, to the main kitchen/dining room via the lobby and the original cook's pantry, which has wide surfaces and many large storage cupboards and is conveniently placed between the two kitchens.

To the left of the reception hall is the large study. The wide, walk-in bay window provides much natural light and attractive views over the front garden and driveway. There are fitted bookshelves and a feature fireplace with a tiled hearth.



Sitting room

The delightful sitting room with its large, original 2 door bay window provides attractive views of the rear garden and access to the sun terrace. The ornate coving draws the eye up to the high ceiling. There is a lovely, original light oak floor. Deep skirting matches the colour of the wooden fire surround. The Art Deco wrought iron and glass double doors create a beautiful focal point and open to provide a natural flow to the elegant drawing room.

The large drawing room, also with original, light oak floor and large walk-in bay window and the original double doors, gives access to the sun terrace and views of the garden bathing the room with natural light. Ornate coving and the natural stone fire surround, with coal & gas fire, create lovely focal points. Built-in cupboards and shelving to either side of the chimney breast add further interest.



Drawing room



Drawing room

Approached via original Minton tiling, the stunning main kitchen/dining/family room is generously proportioned. This large room is the true heart of the house. With an incredible dual aspect and huge overhead glass atrium roof with electronically-operated windows, this open plan space is wonderfully light and offers a relaxing, colonial feel.

Fitted with a full range of hand-painted floor and wall-mounted units, the complimenting granite work surfaces and splashbacks create an elegant yet light feel. The large main sink has an adjacent half sink with Maxmatic waste disposal. There is a range of integrated appliances including Maytag Zigzag American fridge/freezer with integrated filter water unit, Neff dishwasher, 5 ring gas hob with extractor over, a fan assisted oven & a combined microwave/ top oven. The matching granite-topped central island provides good storage under and has an extra, useful preparation sink and a food waste compartment.

French doors to the rear, provide views and access directly into the stunning gardens whilst a further set of French doors to the side provide access to the tranquil courtyard with its Japanese style garden. A feature fireplace with in-set, wood-burning stove makes the whole area very cosy during the cooler winter months.

Also, there is a fitted office area, built in stylish, matching cabinetry and complete with pull-out desk and ample storage. Adjacent to this, there is an intercom phone/control for the front gate.

There is also a superb matching Welsh dresser. A door provides access to another WC and the gym from which there is another door to the rear garden and one more, opening to the courtyard garden. The kitchen, entrance lobby and gym have the benefit of underfloor heating.



Kitchen/dining/family room



Family area



Main kitchen

The second kitchen/utility room, located at the front of the house, is fitted with a Neff gas hob with and extractor fan, breakfast bar and fitted table, double sink, washing machine, fitted cupboards and a Neff integrated fridge. A second intercom phone/control for the front gate is also located here.

From the front driveway, a well-lit second entrance hallway provides access to the garage (above which is the studio), the second kitchen/utility room and the main kitchen.

The house has a large cellar which could be used for extra storage space when required.



Second kitchen/utility room



Second entrance hallway

First floor

Elegant stairs rise from the reception hall to the wide landing area on the first floor. A large triple window over the stairs provides the space with much natural light.

The magnificent principal bedroom suite is a wonderfully-comfortable and relaxing space with a triple sash bay window and a superb range of newly-fitted, bespoke bedroom furniture providing excellent wardrobe and storage space. There is a new cream carpet and an impressive, original Victorian radiator. There is a retractable TV in the fitted unit at the foot of the bed and fitted side tables to either side with adjustable lighting above. French doors with a Juliet balcony flood the room with natural light and provide a stunning view of the rear gardens. The large en suite bathroom boasts a feature, circular raised bath to the centre of the room. The separate large shower enclosure, two wash basins, a WC and bidet complete the co-ordinated, outstanding effect. The triple walk-in bay window provides great natural light and views to the front aspect.

Bedroom two (large double, rear) has a large triple bay window with a lovely window seat to enjoy the rear garden views. There is an excellent range of fitted wardrobes, drawers, cupboards and a desk all providing ample storage space and, also, a large, period wash basin and newly-fitted cream carpet.

The family bathroom enjoys a large Jacuzzi bath with a separate walk-in shower enclosure. A wash basin, a WC and a bidet complete the Bermuda blue coordinated suite. There is also a large airing cupboard with many useful shelves.

Bedroom three, (large double, front) has the benefit of a courtesy toilet and wash basin.

Bedroom four (large double, front) is currently used as an office/study.

The family shower room, with colour coordinated WC, bidet, wash basin and shower, sits adjacent to bedroom four and near to bedroom five.





Principal bedroom

Bedroom five (double, rear) enjoys delightful views of the rear garden and has a useful vanity wash handbasin and adjacent linen cupboard.

From the first floor landing, stairs rise to the second floor via the quarter-landing. On this floor, there is an original feature, leaded, stained-glass window.

Bedroom six (double room, side) has two feature triangular windows and wood cladding to the ceiling which gives the room a Scandinavian feel. There is ample eaves storage. This large room is ideal as a bedroom, study or hobby room.



Bedroom two



Family bathroom



Bedroom four/study

A noteworthy period feature is the original 1881 dumbwaiter. The original wheel, carriage and rope pulleys are all still in place. It was originally used to bring coal and water to the second floor!

Bedroom seven (charming double bedroom, front) with feature fireplace, period pedestal hand basin and a large, double sash window from which Old Joe, the University Clock Tower may be seen!

Bedroom eight (double, rear) with original feature fireplace. Currently used as delightful children's bedroom, with large eaves cupboard storage.



Bedroom seven



Bedroom eight

Bedroom nine, the original billiard room, is very large and currently used as a playroom. There is a beautiful Victorian fireplace with original canopy hood. A triple sash window provides ample natural light and wonderful views of the rear garden. There is a handy sink/drainage unit in the corner with adjacent, work surface. This wonderful space, currently used as a children's play area, would suit a range of uses.

Bedroom ten (double, front) has a Victorian fireplace and a vanity wash hand basin. This room has previously been used as a teaching/work room.

A family shower room completes the second-floor accommodation.



Play room/bedroom nine



Bedroom six/study



Studio (double, front, above garage)

With independent access from the second entrance hallway and via the garage and via a door from the kitchen courtyard, the superb studio offers a large and comfortable space with a well-fitted ensuite shower-room. There is a free-standing cupboard housing a mini kitchenette complete with appliances. This space can be used as a large sitting room/bedroom/ study and would be perfect for multi-generation living, guest suite or home office/hobby room. The garage beneath is almost 4.5 m wide and can accommodate two cars. A third gas boiler is located here.





Gardens

The extensive, peaceful rear gardens have many mature, large trees and shrubs, planted borders and beautiful flowers all providing interest throughout the year. Of particular note are the wonderful rhododendron bushes and azaleas.

There is a superb, southeast-facing, Indian stone, paved sun terrace, perfect for summertime entertaining. A lovely, ornamental pond provides an attractive focal point.

Several seating areas around the garden provide quiet, calm places to enjoy the warmer, sunnier months in peace.



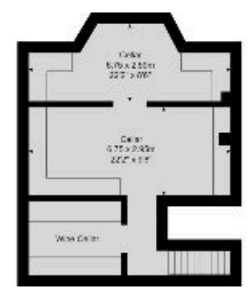
Ground Floor
Area: approx 393.8 m² ... 3528 ft²



Studio
Area: approx 32.8 m² ... 354 ft²



Basement
Area: approx 48.6 m² ... 521 ft²



First Floor
Area: approx 204.1 m² ... 2185 ft²



Second Floor
Area: approx 182.6 m² ... 1751 ft²



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Total Area: approx 784.7 m² ... 8446 ft²

All measurements are approximate and for guidance purposes only.
Area figures are approximate only.
Contact agent for more details.



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