



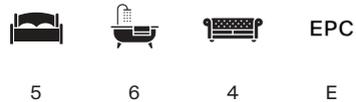
11 BARLOWS ROAD, EDGBASTON

Birmingham, B15 2PN



SUPER INDOOR SWIMMING POOL

A superb, detached residence situated on the ever-popular Barlows Road with spacious and extended accommodation.



Local Authority: Birmingham City Council

Council Tax band: G

Tenure: Freehold

Services: Mains gas, electricity, drainage and water. Heating via ground source heat pump.

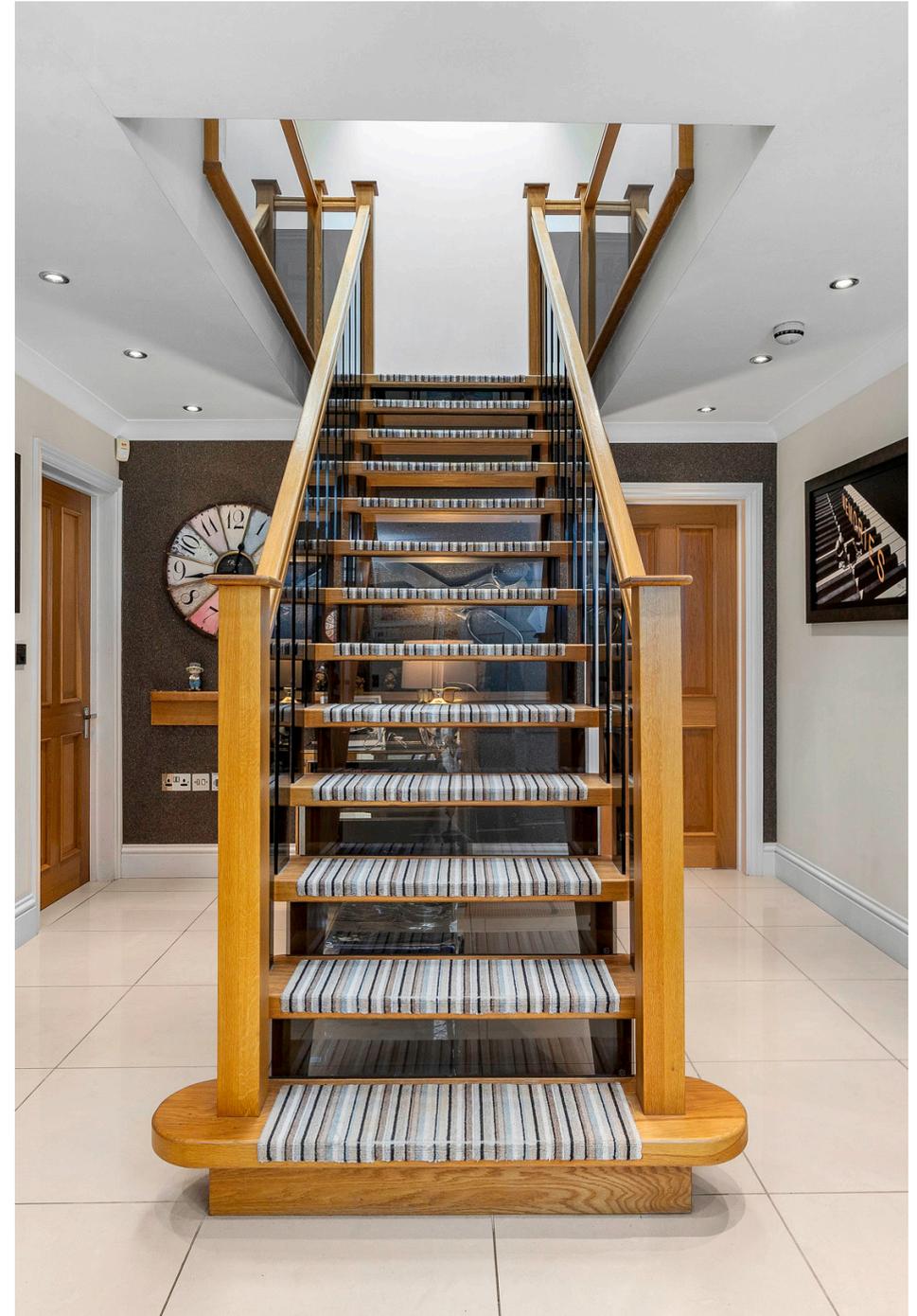
Guide Price: £2,250,000



BARLOWS ROAD, EDGBASTON

This striking family home was built in circa 1971 and is set back from the road behind a substantial in and out driveway providing parking for multiple vehicles and access to the double garage. The spacious accommodation extends to over 3700 sq. ft (343 sqm) in total including a leisure suite with indoor swimming pool.

Situated in a most desirable location in Edgbaston on Calthorpe Estate and within walking distance of Harborne amenities, the property was extended and renovated throughout in 2009 by the current owners to create a stunning home ideal for family life.







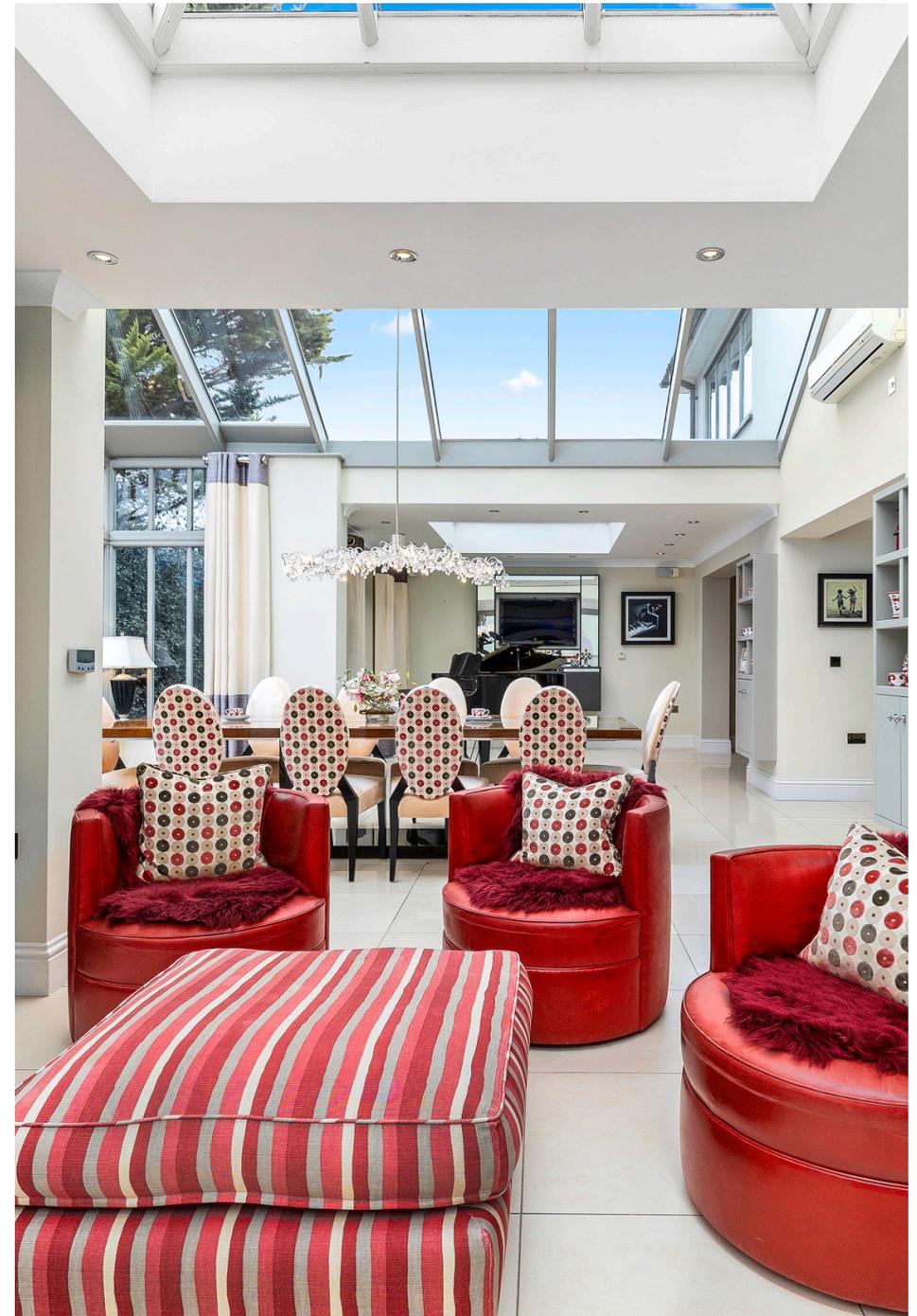


THE PROPERTY

The entrance door opens to a welcoming hallway with elegant central staircase rising to the first floor. From the hallway, doors radiate to the principal reception rooms including a drawing room and wonderful open plan kitchen, dining room and sitting room overlooking the fabulous indoor swimming pool.

The drawing room includes a central fireplace providing a lovely focal point for the room and in turn flows through to the family room, from here french doors provide access to the rear garden terrace. The open plan layout further leads to the magnificent central dining room with apex floor to ceiling windows and glazed roof flooding the rooms with natural light and enjoying superb garden views. The property benefits from underfloor heating and an air conditioning system.

The sitting room offers an ideal place to relax and overlook the swimming pool where bi fold doors open to provide pool access. The flow of open plan accommodation also incorporates the kitchen breakfast room with a range of fitted cupboards and integrated appliances and useful breakfast bar area. The separate study overlooks the front aspect and provides a delightful work from home area.







The indoor leisure suite includes a sizeable swimming pool, spa and shower facilities. The bi-fold doors and glazed roof provide superb garden views and natural light.

To the first floor, four double bedrooms all benefit from en suite facilities in addition to the superb principal bedroom suite that boasts two separate en suites and a delightful balcony overlooking the swimming pool.

The rear garden is well established and mainly laid to lawn with mature borders and terrace area.





LOCATION

Barlows Road lies within walking distance to the popular Harborne Village with amenities 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 Chad Vale School are also very convenient. Recreational amenities of particular note include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.







11 Barlows Road, Edgbaston, Birmingham, B15 2PN



Approx. Gross Internal Floor Area
 Main House = 2802 sq. ft / 260.36 sq. m
 Swimming Pool = 651 sq. ft / 60.48 sq. m
 Garage = 337 sq. ft / 31.36 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

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