



## Hermitage Road, Edgbaston, Birmingham, B15 3UP

- Immaculate Victorian Residence in Private Gated Estate in Prestigious Location
- Reconfigured to Provide 2600sqft of Thoughtfully Refurbished Accommodation
- Surrounded by Beautifully Manicured Wrap-Around Gardens
- No Upward Chain
- Five Double Bedrooms
- Private Driveway and Garage
- Excellent Access to QE Medical Complex and Birmingham City Centre
- EPC Rating - D

**Offers In The Region Of £1,295,000**



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A simply magnificent five bedroom detached Victorian residence that has been re-designed and sympathetically improved to create a wonderful contemporary home whilst retaining a wealth of original charm. Woodbourne Lodge built in the late 19th century, is perfectly positioned within a private gated community, surrounded by beautiful wrap-around gardens and offering approximately 2600sqft of immaculately appointed accommodation.

This characterful property is set back from the road via a securely gated entrance for vehicular access and additional gate for pedestrians to the opposite side, as the property sits within a triangular plot of approximately 0.17 acres.



A timber framed open entrance porch includes a solid wood door into the light and welcoming hallway, with Travertine tile flooring and providing the staircase to the first floor, with access into the guest cloakroom and two main reception rooms. A spacious formal lounge includes a feature fireplace and provides enough space for both dining and living furnishings if required, whilst providing access through to a vaulted conservatory, with a second family lounge also including a feature fireplace and opening up into the wonderful kitchen-dining room.

The kitchen dining room is a real focal point at the centre of this wonderful home, providing ample space for dining table and chairs, perfect for hosting guests and dinner parties as it opens up with the conservatory to create more space and a wealth of natural light.

The breakfast kitchen comprises extensive oak wall and base level units, with black granite worktops and large matching central island unit with breakfast bar. Appliances include Rangemaster oven with integrated gas hob and overhead cooker hood, integrated dishwasher and space for large American style fridge freezer. A separate utility room provides additional storage units and work surfaces, with sink unit, space and plumbing for washing machine and tumble dryer and integral access to the garage



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To the upstairs, a wonderful gallery landing area provides access into five generously sized double bedrooms. The master bedroom suite includes fitted wardrobes to one wall with a fully tiled en-suite comprising WC, vanity sink unit and walk-in shower cubicle with rain-head. The second guest bedroom also includes a fully tiled en-suite shower room also including WC, sink unit and shower cubicle. With a third fully tiled bathroom suite complementing the remaining bedroom accommodation, comprising WC, sink unit and bath with

separate shower attachment.

The integral garage is perfect for one car or storage, with electronic remote controlled up and over door with both power and light source, whilst housing the central heating boiler and hot water cylinder.

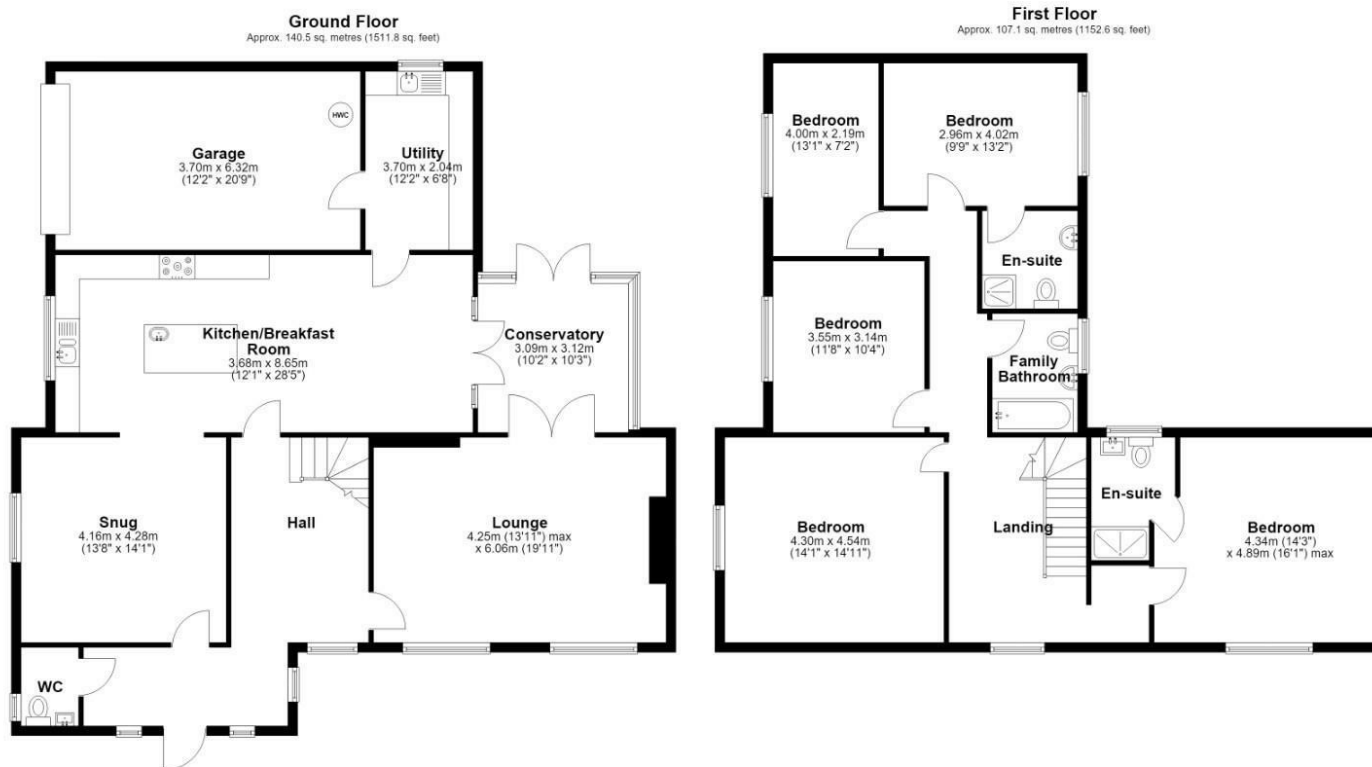
To the outside, an array of beautifully manicured and secluded gardens wrap the entirety of the property, providing outdoor

space and sunny aspects at all times of the day, offering an array of lawn areas and an abundance of greenery with planted borders and mature bushes and trees throughout. A beautiful blue brick patio and pathway also continues throughout the garden areas.

The property is positioned within this private and securely gated estate, on one of Birmingham's most renowned roads, within the prestigious Calthorpe Estate in Edgbaston.

Conveniently positioned for access into Harborne and Edgbaston village respectively which provide a vast array of boutique stores and high street amenities, including high end supermarkets, award winning independent restaurants and eateries and excellent links to both Queen Elizabeth Medical Complex and Birmingham University, whilst local motorway networks are easily accessible. The property is notably positioned close-by to a number of excellent primary, secondary and prep schools are very close by such as the popular Chad

Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.



This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

### Viewings

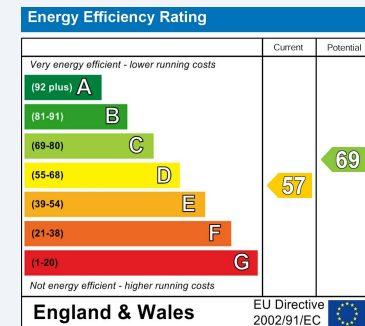
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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