



Woodbourne Road, Birmingham B17 8DD

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EXCLUSIVE



# Woodbourne Road, Birmingham B17 8DD

An executive and immaculately presented detached residence situated in this sought-after location within the heart of Edgbaston. The enviable six/seven bedroom property provides over 3300 square feet of internal accommodation which combines a vast array of luxury living accommodation along with a fantastic annexe suite perfect for large families or individuals in need of bespoke and flexible living options.

The property is set back away from the road with a large sweeping driveway and beautifully manicured front garden that stretches across the width of the property, it has double glazing where specified and provides gas central heating. The internal accommodation briefly comprises a welcoming entrance hallway that leads into the property providing access to a spacious and modernised breakfast kitchen and lounge area, with four additional reception rooms which offers flexible space to suit any individuals needs. A separate utility room completes the ground floor accommodation.

The upstairs provides six well proportioned bedrooms which includes a master bedroom with en-suite as well as an additional family bathroom. The modern and superbly designed annexe has been built above the double garage to provide a spacious double bedroom complete with a Juliette balcony, with a wonderful open plan kitchen/ living space on the first floor.

The garages provides parking for up to three cars and also provides fantastic storage both along with a gardeners WC, with up and over electric operated doors, power and light. And finally the property is complimented with a beautifully maintained tiered rear garden which offers a beautiful southerly faced aspect and is perfect for entertaining guests and relaxing.





### **Location**

The property is positioned 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.

### **Frontage and Approach**

A block paved driveway provides space for multiple cars and leads directly to both garages, and the hallway and lobby entrances. There is a decorative front garden with lawn area, rockery and dwarf hedgerow boundary.

### **Entrance Hall**

A hardwood door leads into the entrance with decorative double glazed windows to front elevation, providing stairs to first floor and storage underneath, central heating radiator and access into

### **Cloakroom**

Partly tiled with a low level WC, vanity sink unit and central heating radiator.

### **Lounge**

With dual aspect double glazed decorative windows to the front and rear elevations and sliding patio doors out to the rear garden, two central heating radiators, feature fireplace with timber mantel, marble surround and hearth with an electric fire inset and doors into:

### **Additional Dining Room/Study Room**

With a double glazed window to front elevation and central heating radiator.

### **Dining Room**

A formal dining room with a double glazed bay window overlooking the rear garden with central heating radiator and door through to:

### **Open Plan Kitchen Dining Room**

A open plan space providing both kitchen and dining elements, the dining area provides two sets of double glazed patio doors out to the rear garden and central heating radiator. The kitchen area comprises oak wall and base level units with complimentary work surfaces and tiled splash-back, integrated double oven, grill and microwave with electric hob, integrated dishwasher and two fridges.



### **Utility Room**

With a double glazed window to front elevation, additional work surfaces with plumbing and space for washing machine, tumble dryer and additional fridge or freezer. A door leads into the lobby.

### **Lobby**

A secondary entrance into the residence which provides access to the utility room, garage and annexe.

### **Family Room**

With double glazed sliding patio doors out to the rear garden, central heating radiator, built in storage and shelving and decorative integrated fireplace.

### **Rear Garden**

The beautifully arranged garden is accessible from almost every room towards the rear of the property enabling a lovely contrast between indoor and outdoor living, the garden has a large block paved patio across the width of the plot which provides various different spots for relaxation or the entertainment of guests, with a central lawn, two garden sheds and a vast array of mature plants, bushes and trees throughout. A stream runs through the garden to a central water feature which complements the garden perfectly, all enclosed with a fence boundary.



### **Landing**

With loft access, airing cupboard housing the hot water tank and doors into:

### **Bedroom One**

With a double glazed window to front elevation with built-in wardrobes and door into:

### **En-Suite**

Fully tiled with a double glazed obscure window to front elevation comprising low level WC, vanity sink unit, oval bath with mixer taps and separate shower above and chrome heated towel rail.

### **Bedroom Two**

With a double glazed window to rear elevation and central heating radiator and fitted wardrobes.

### **Bedroom Three**

With a double glazed window to rear elevation, central heating radiator and fitted wardrobes and drawer space.

### **Bedroom Four**

With a double glazed window to rear elevation, central heating radiator and access into Annexe.



### **Bedroom Five**

With a double glazed window to front elevation, central heating radiator and currently used as an office.

### **Family Bathroom**

Partly tiled with a double glazed obscure window to front elevation, comprising low level WC, pedestal wash hand basin, bath with mixer taps and separate shower above and central heating radiator.

### **Annexe**

Designed and built above the garage, this excellent self contained living space can be reconfigured to another bedroom or used as it is currently as a separate dwelling.

### **Bedroom Six**

With a double glazed patio doors to the Juliet balcony overlooking the rear garden, with built-in wardrobes and vertical central heating radiator.

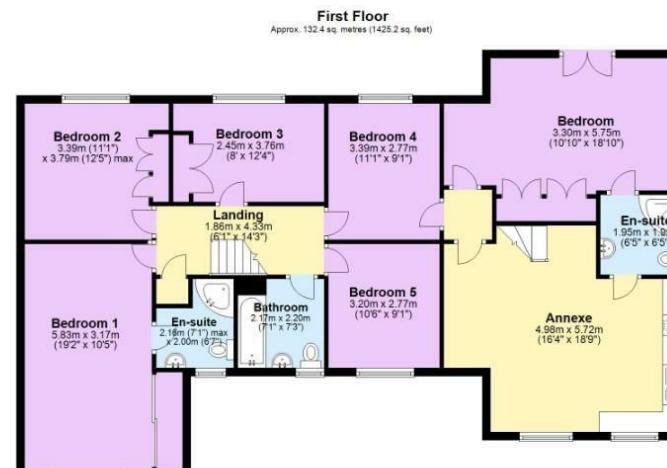
### **Open Plan Living Kitchen**

There are two double glazed windows to the front elevation, a vertical central heating radiator, a staircase down towards the lobby entrance and garage.

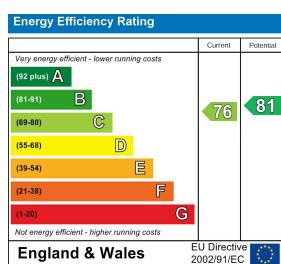
There is ample space for living and dining room furniture and provides an open plan kitchen living element. This can also be used to create an additional seventh bedroom.

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 prospective buyers 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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a

Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 314.0 sq. metres (3380.1 sq. feet)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Harborne -  
0121 647 4233 <https://www.hunters.com>

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