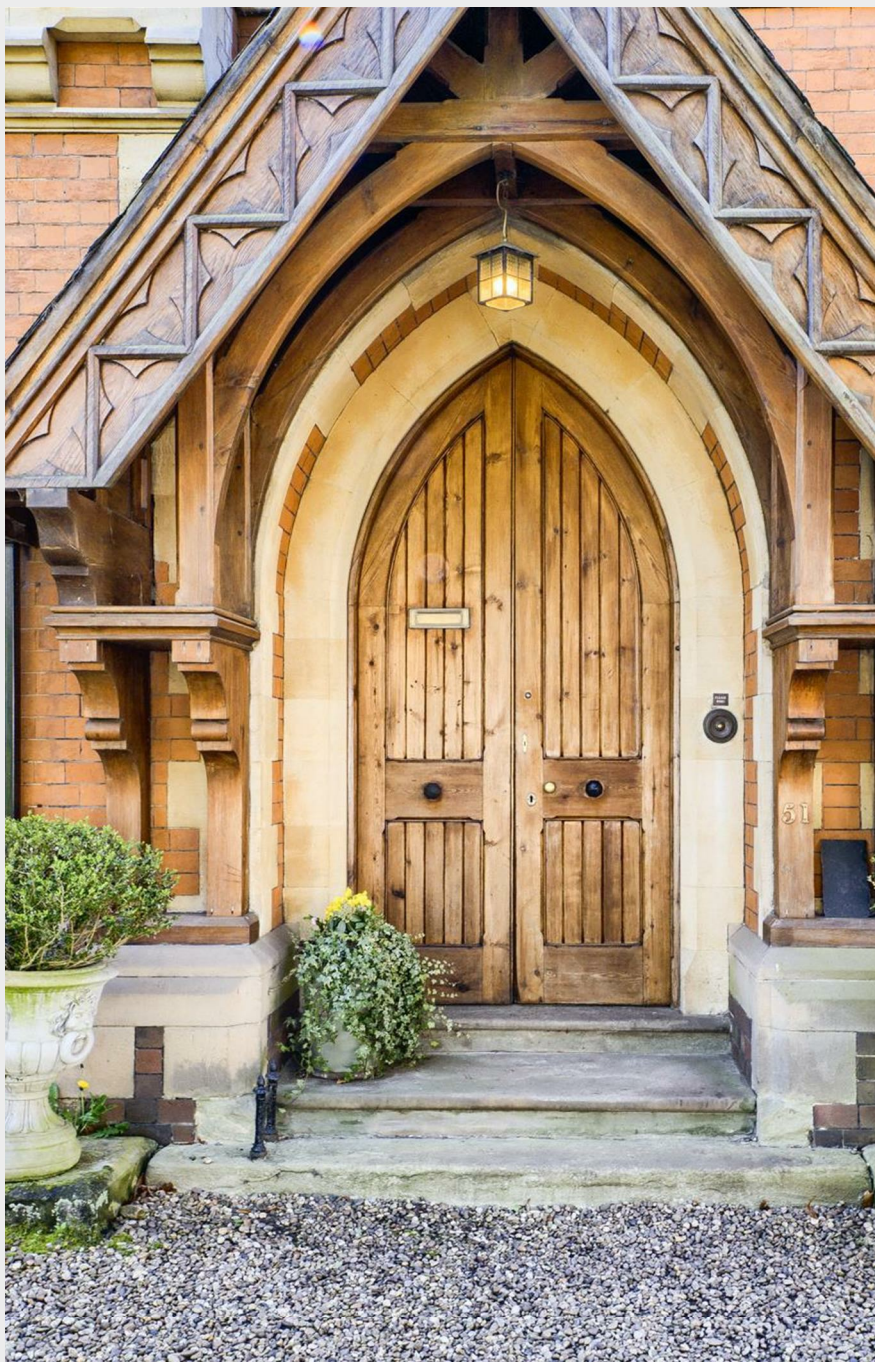




51 Carpenter Road, Edgbaston, B15 2JP

Price £2,750,000





PROPERTY

McHugo Homes are proud to present to you one of the finest residences in the region.

This beautiful Victorian property offers over 6300 sq ft of versatile accommodation and exudes character from the moment you step through the front door, with impressive tall ceilings and intricate features from classic wooden framed sash windows to the intricacies of coffered and cornice detailing befitting of its era, circa 1851, not to mention fabulous fireplace centre pieces, with a stunning atrium drawing the eye.

The "grand" trait is a theme throughout as the property offers flexible accommodation with six double bedrooms over three floors, plus annexe which could suit a wealth of families including those combining multi generational living. A ground floor combines four reception rooms with a sympathetically refitted kitchen and breakfast area, plus welcoming entrance hallway, boot room, WC and access to the cellar.

The first and second floor double bedrooms are complemented by two family bathrooms and large ensuite to principle bedroom, plus the luxury of further family room, laundry and a fascinating gallery landing overlooking atrium. An annex offers two further bedrooms for the family together with bathroom and further sitting and kitchen areas.

Discreet additions and maintenance has been conducted by the current vendor who has enjoyed in excess of 30 years here at the home, with privacy and security at the heart of this, with private electric operated gated entrance and sheltered driveway, together with alarm system. and private gated entrance and a beautiful garden to the rear.

Interested parties will be keen to hear that further upgrades would enhance the property even further.

The rear garden is a particular favourite of the family, as set in 0.5 acres a sun soaked aspect and flat lawned garden with tree lined borders will be the envy of most.

AREA

Carpenter Road is one of the most desirable roads within Edgbaston, situated in a central Edgbaston location just off Church Road and Wellington Road, and within the prestigious Calthorpe Estate, an urban conservation area, committed to preserving the quality and original character of the area, on the very cusp of Birmingham city centre.

The property is very short walk to the attractive boutiques and shopping provision of Edgbaston Village, and the city beyond, plus amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as 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.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk.

APPROACH

Electric operated gated entrance with pedestrian gate, tree lined boundaries and shale approach, coach doors to courtyard and front door to:

ENTRANCE HALLWAY

Double oak doors leading to porchway offering Minton tile flooring, light point and alarm panel, which in turn access' the grand entrance hall including Minton tile flooring, ornate arches with tall ceilings, two radiators, stairway to first floor with bespoke crafted bannister, lobby area leads to garden, and doors to:

DRAWING ROOM

Front facing wooden framed sash windows, wrought iron fireplace with carved wooden mantle surround, ceiling cornice and light point, wooden flooring.

LIVING ROOM

Impressive living area, two radiators, marble fireplace, tall wooden framed sash windows offering garden aspect, cornice detailing, carpeted, power points.

SITTING ROOM

Wooden framed sash window with front aspect and further windows offering dual exposure as painted glass door access to garden, marble fireplace centre piece, ceiling cornice detailing, two wall light points, double doors open to living room.

DINING ROOM

Wooden framed sash windows, fitted storage, radiator, ceiling light point and cornice detailing and rose.

KITCHEN

Refitted 'Shortlands' kitchen, offering range of wall and base mounted American cherry wood cabinetry with features including a butlers pantry and zinc lined bread tray, granite worktops and inset stainless steel sink with mixer tap and further 'Insinkerator', integrated 'Gaggenua' appliances double fridges with freezers below, oven and steam oven, four ring induction hob plus gas ring domino hob and extractor hood above, fitted 'Neff' dishwasher, 'Cable' microwave, wooden framed sash windows, radiator, opening into breakfast room.

BREAKFAST ROOM

Range of fitted American cherry wood cabinetry with granite worktop space, two tall radiators, wooden framed sash window, side door, recessed ceiling down lighters and ceiling cornice detailing, door to:

BOOT ROOM AND WC

Minton tile flooring, ceiling down lighters, sash window, separate WC

INNER HALL

Fitted cloak area, carpeted stairs to first floor.

CELLAR

Ample storage area, housing 'Potterton' boiler, meters, fuseboards and sump pump.

FIRST FLOOR LANDING

Spacious landing with wooden flooring and offering beautiful atrium with coffered ceiling, two radiators, four wall light points and doors to:

PRINCIPLE BEDROOM

Decorative ceiling cornice, light point, wooden framed sash windows, carpeted, fitted wardrobes, radiator, door to:

ENSUITE

Tiled flooring, corner shower cubicle, low level WC and wash hand basin within concealed vanity unit, four recessed ceiling down lighters, wooden framed sash windows.

BEDROOM TWO

Dual aspect wooden framed sash windows, wooden flooring, decorative cornice detailing, recessed ceiling down lighters, fitted wooden book case, fireplace with marble surround and tiled hearth, power points.

BEDROOM THREE

Garden facing wooden framed sash windows, fitted wardrobes, ceiling light point, radiator, wash hand basin

BEDROOM FOUR

Front facing wooden framed sash windows, fitted wardrobes, wash hand basin, wooden flooring, radiator, power points, ceiling cornice and light point.

FAMILY BATHROOM

Matching suite of shower, bath, low level WC and wash hand basin, tiling to splash back areas.

STORAGE

Airing cupboard with further storage, door to bedroom two

HALLWAY

Carpeted inner hallway, ceiling light point, second stairway leads downstairs plus stairway to second floor, doors to:

UTILITY/LAUNDRY ROOM

Range of fitted storage units, ceiling light point, boiler, wooden framed sash window.

FAMILY ROOM

Dual aspect sash windows, carpeted, radiator, fitted storage, ceiling light point.

WC

Obscure glazed sash window, ceiling light point, radiator, low level WC and wash hand basin.

SECOND FLOOR

BEDROOM FIVE

Fitted wardrobes, side facing window, radiator, wash hand basin, wall and ceiling light point, power points.

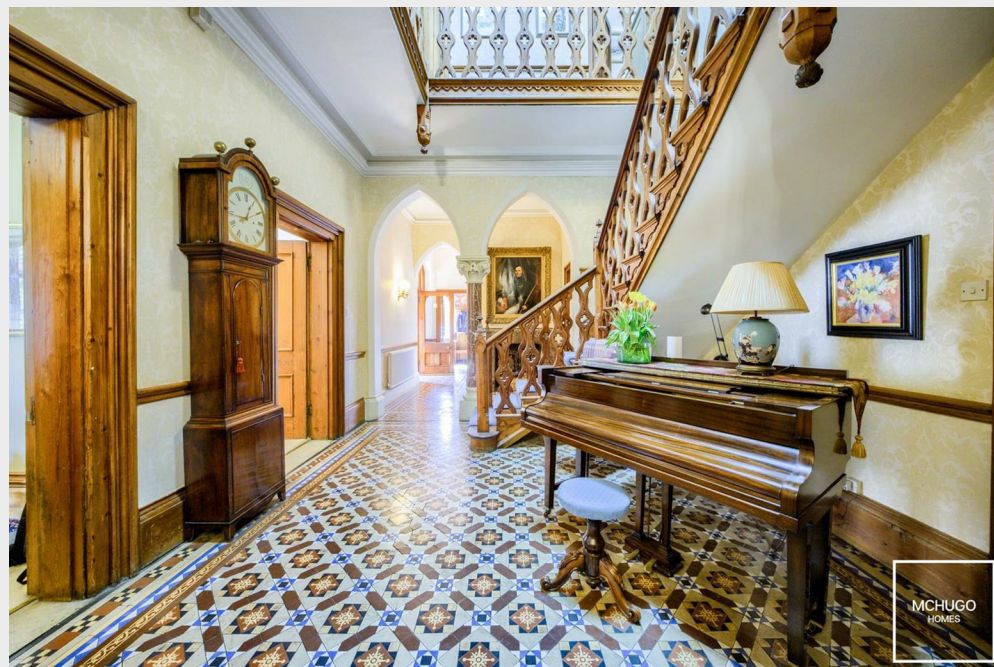
BEDROOM SIX

Side aspect window, fitted wardrobe, radiator, carpeted, ceiling light point.

GALLERY LANDING

Ceiling skylights above atrium, carpeted flexible gallery area, ceiling light point, power points, doors to:







BATHROOM

Matching suite of bath, low level WC, pedestal sink and bidet, radiator, wooden framed sash window, light point.

STORE

Ceiling light point, exposed wooden floor.

ANNEXE

ENTRANCE

Stairs to first floor, radiator and doors to:

SITTING ROOM

Side facing window plus double opening French doors, two ceiling light points, radiator, power points, carpeted.

KITCHEN/BREAKFAST ROOM

Fitted kitchen area with storage and appliances of four ring gas hob, four windows with internal courtyard aspect, ceiling light points, retaining wooden partition between kitchen and breakfast area.

FIRST FLOOR LANDING

Carpeted, ceiling light point, storage and doors to:

BEDROOM

Tall ceiling, light point, radiator, window with internal courtyard aspect.

BEDROOM

Front courtyard facing window, carpeted, radiator, power points, ceiling light point.

BATHROOM

Suite of bath with shower above, pedestal sink and low level WC, ceiling light point, obscure glazed window.

GARDEN

Situated within over .5 acre, offering mature and established shrubbery and tree lined borders, predominantly laid to lawn and extremely well maintained, boundary walls, paved patio area and inner courtyard.

GARDEN STORE

Dual access, store with WC adjacent.

TENURE: FREEHOLD

COUNCIL TAX BAND: H

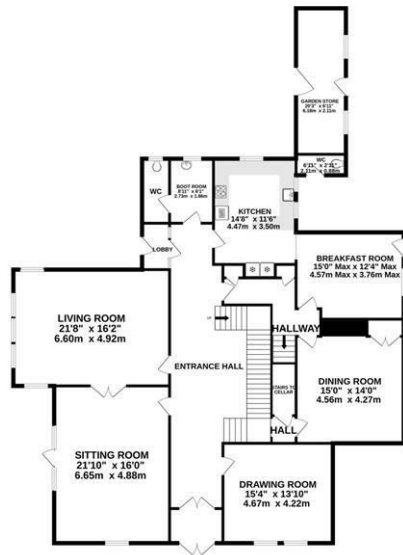
EPC: PENDING

Disclaimer

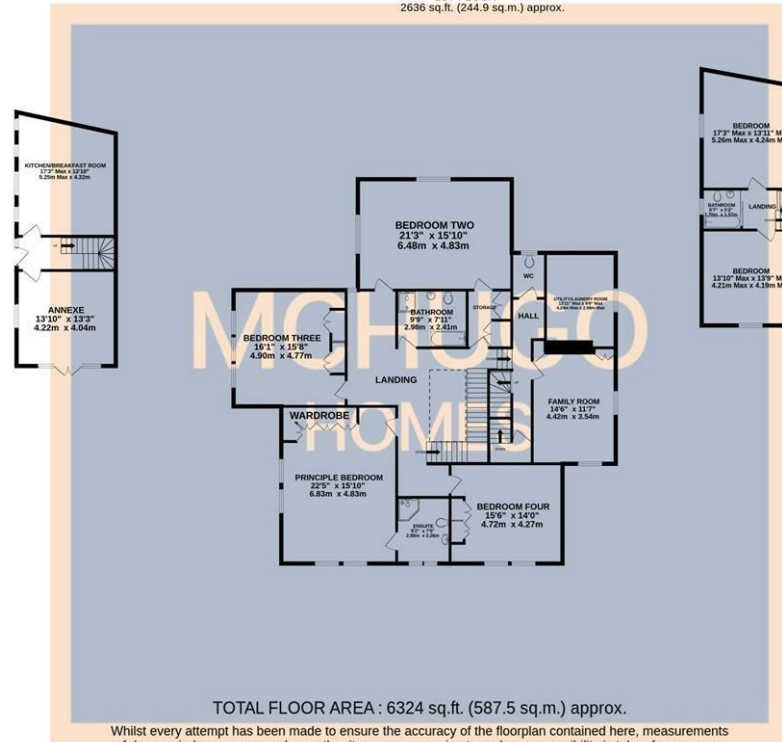
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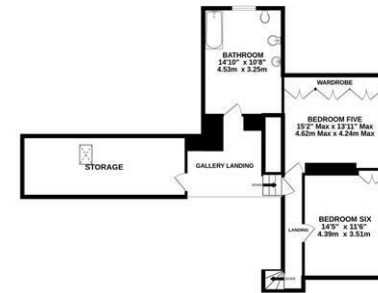
GROUND FLOOR
2821 sq.ft. (262.0 sq.m.) approx.



1ST FLOOR
2636 sq.ft. (244.9 sq.m.) approx.



2ND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 6324 sq.ft. (587.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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