



119 Harborne Road, B15 3HP

Asking Price £2,200,000

Hadleigh is thrilled to present this four-bedroom detached house located in the Edgbaston area of Birmingham. Located on the Harborne-Edgbaston border, this magnificent family home is one of the most prestigious in its postcode.

Gated with private driveway, this splendid detached residence with adjoining double garage sits in its own private, wrap around, well manicured garden. The house is rich in history and has been last renovated by a commissioned interiors team who worked sympathetically to create a décor that is both hotel elegant and comfortable.

Entrance Porch-Way



The arrival entrance porch-way leads into: an elegant hallway with wooden floors that sweeps into the main formal reception room, a second reception room “the snug”, a family kitchen, a formal dining room, a downstairs WC and leading to the first floor with beautiful Oak wood staircase.

Kitchen



The family farm-style kitchen, boasts a farmhouse sink and Aga range cooker; the room complete with kitchen preparation island, offers space for casual dining and family time; meanwhile, the formal dining room can also be accessed from the kitchen for ease of serving. The kitchen also leads into a separate and well organised utility area with additional WC, and access to the garden and garage. The formal dining room can also be accessed from the kitchen for ease of serving.

Dining Room



The formal dining room is stately and substantial. Its high ceilings and well dressed bay window create lightness and grandeur. This room could comfortably seat between 8-10 guests. It's two doorways lead onto the kitchen and the hallway.

Main Reception Room



The main reception room, complete with wooden flooring and high ceilings, boasts dual aspect views of the wrap around garden. Accented with a stunning fireplace and doors onto the garden, this is a perfect hosting room.

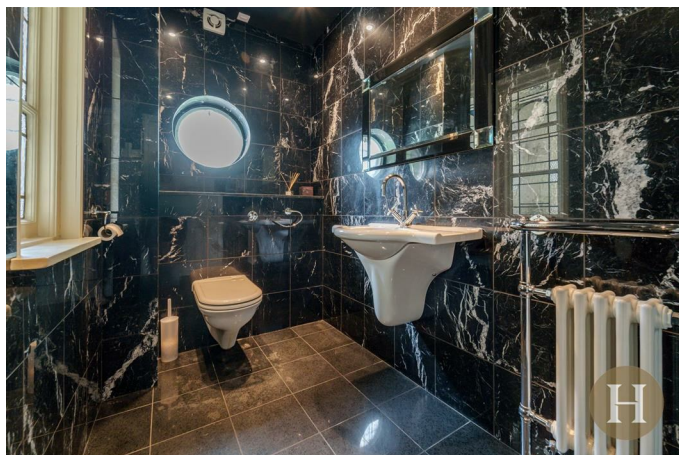
Second Reception Room



The second reception room, informally “the snug/

TV room”, is tastefully decorated and of a good size. This room offers access doors to the garden.

W.C



W.C - stunningly presented in dark marble with white porcelain set, accented with chrome hardware.

Second Floor



The staircase flows into a vast landing space that lends beautifully to wall art. Additional landing storage cupboard is also available on this floor for linens and the like. All four bedrooms leading from the landing area each benefit from having air conditioning installed.

Master Bedroom



The master bedroom, befitting to a boutique hotel, is generous in size and comfortably hosts an Emperor suite, whilst overlooking the back garden. It's adjoining en suite, complete with window-stage bath and shower is tastefully offered in marble. Annexed you will find a wardrobe/dressing room with bespoke cabinetry.

Second Bedroom



Second bedroom, with super king suite and smaller en suite, is beautifully decorated and offers an outlook of the front garden.

Third Bedroom



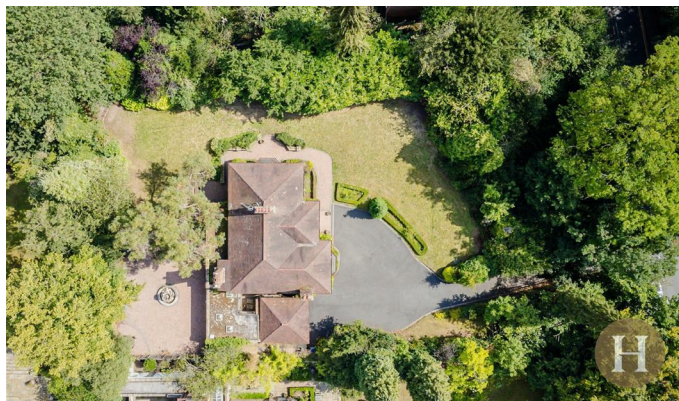
Third bedroom, with double suite and smaller EN-suite provides well for adults or children.

Fourth Bedroom



Fourth bedroom, is currently presented as an office space, overlooks the front of the property, and has an adjoining WC/ shower room?

Garden



A private, mature garden that works beautifully to host summer parties and evening soirees.

Additional Information

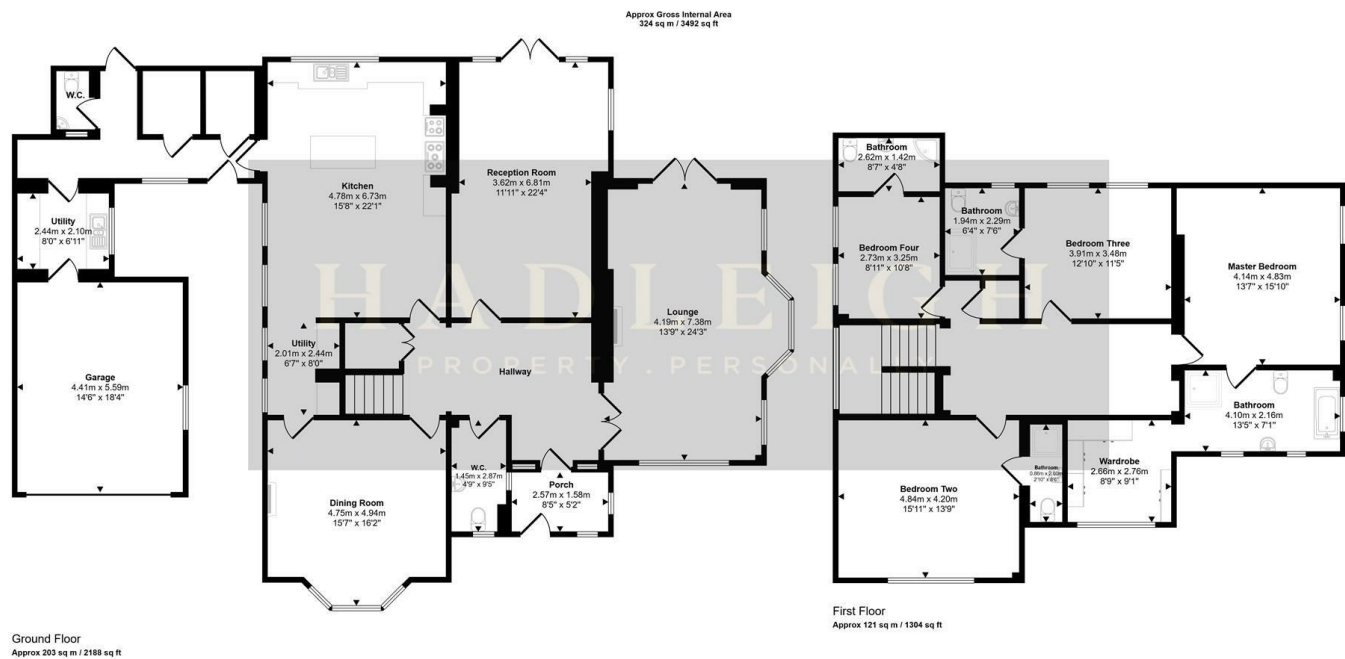
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC – TBC

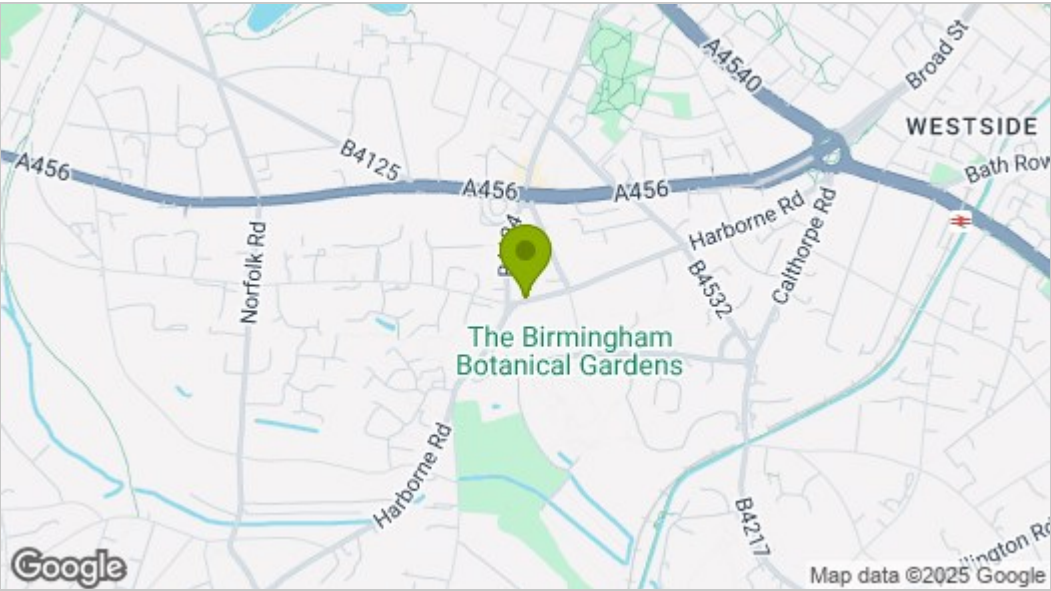
Council Tax Band – H

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

