



## 119 Harborne Road, Birmingham

£2,200,000 Freehold

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.

H



### **Entrance Hallway**

The arrival entrance hallway 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 Diner**

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.

### **Guest WC**

Stunningly presented in dark marble with white porcelain set, accented with chrome hardware.

### **Landing**

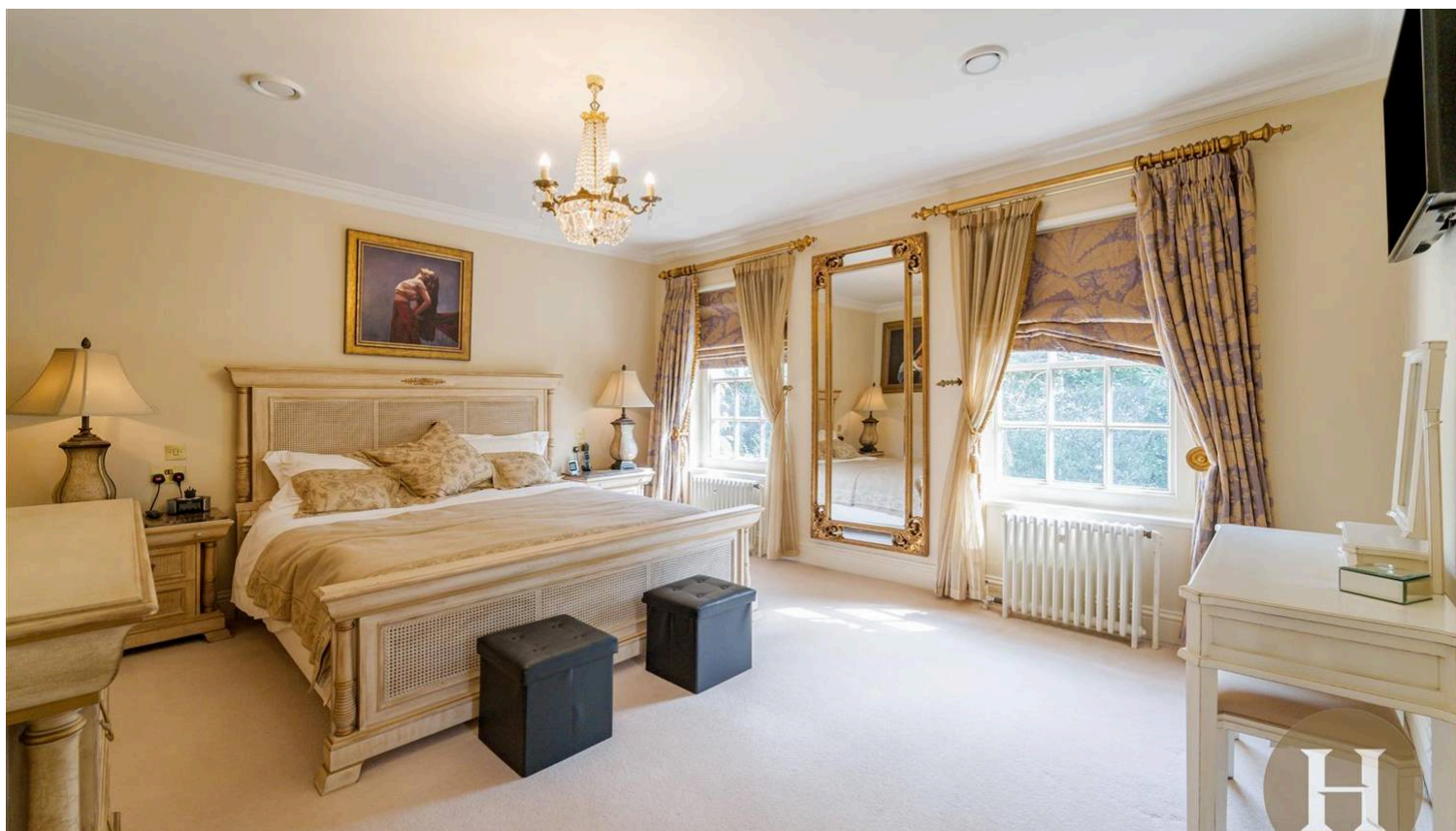
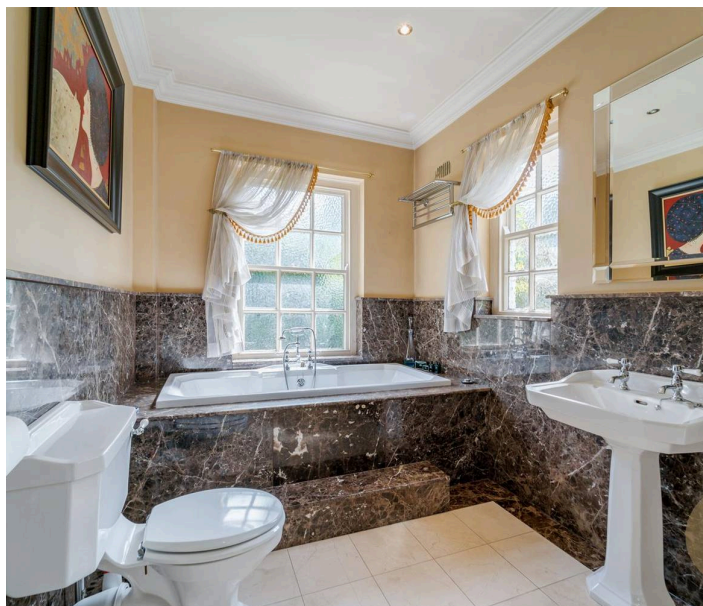
The staircase flows into a vast landing space that lends beautifully to wall art. Additional landing storage cupboard is also available on this floor for linens and the like. All four bedrooms leading from the landing area each benefit from having air conditioning installed.

### **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. Annexed you will find a wardrobe/dressing room with bespoke cabinetry.

### **Ensuite Bathroom**

Master en suite, complete with window-stage bath and shower is tastefully offered in marble.





#### **Bedroom Two**

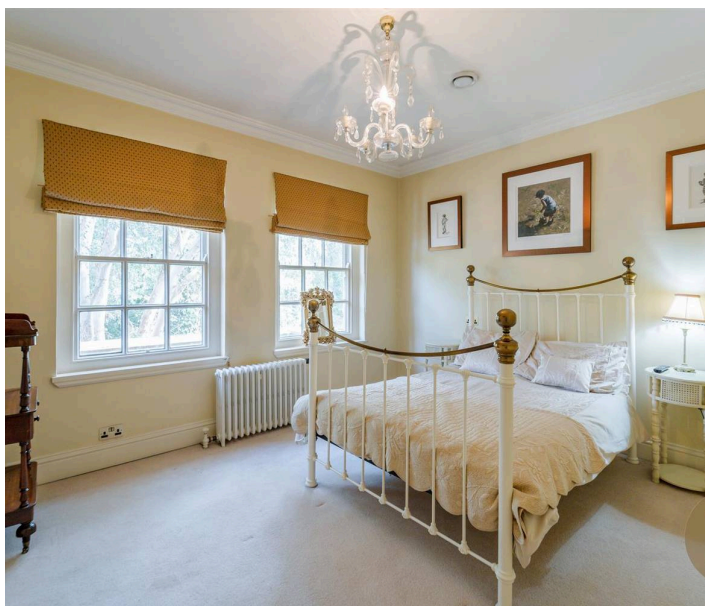
Second bedroom, with super king suite and smaller en suite, is beautifully decorated and offers an outlook of the front garden.

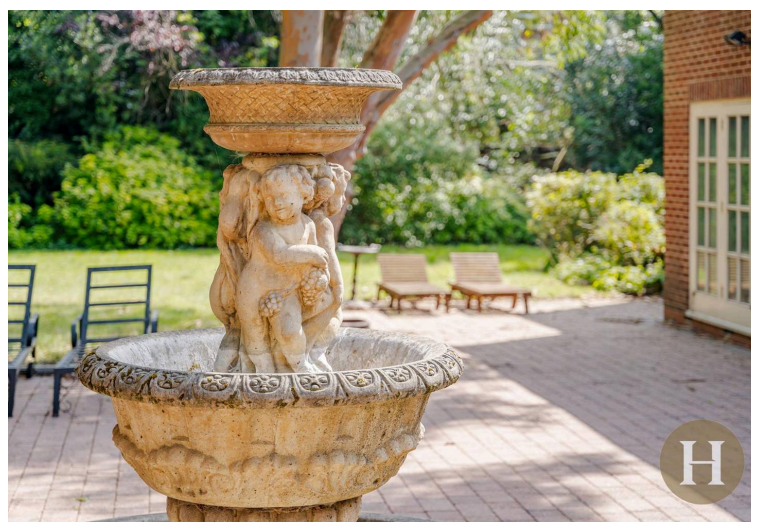
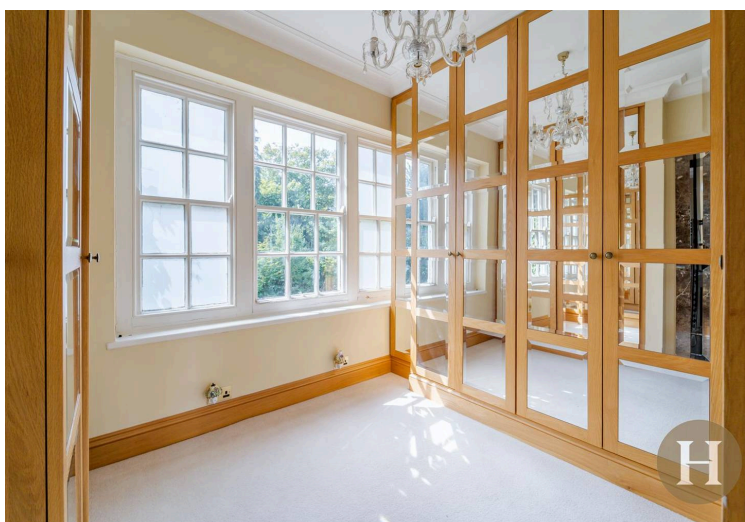
#### **Bedroom Three**

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

#### **Bedroom Four**

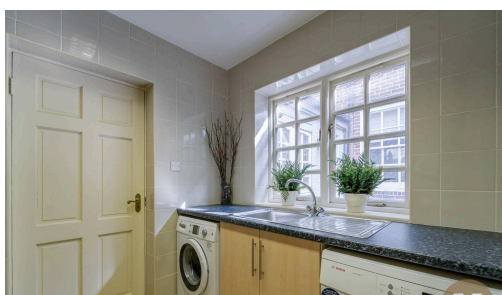
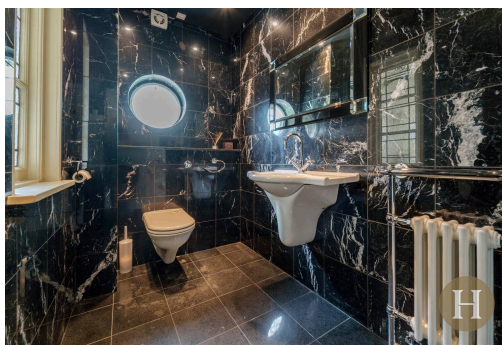
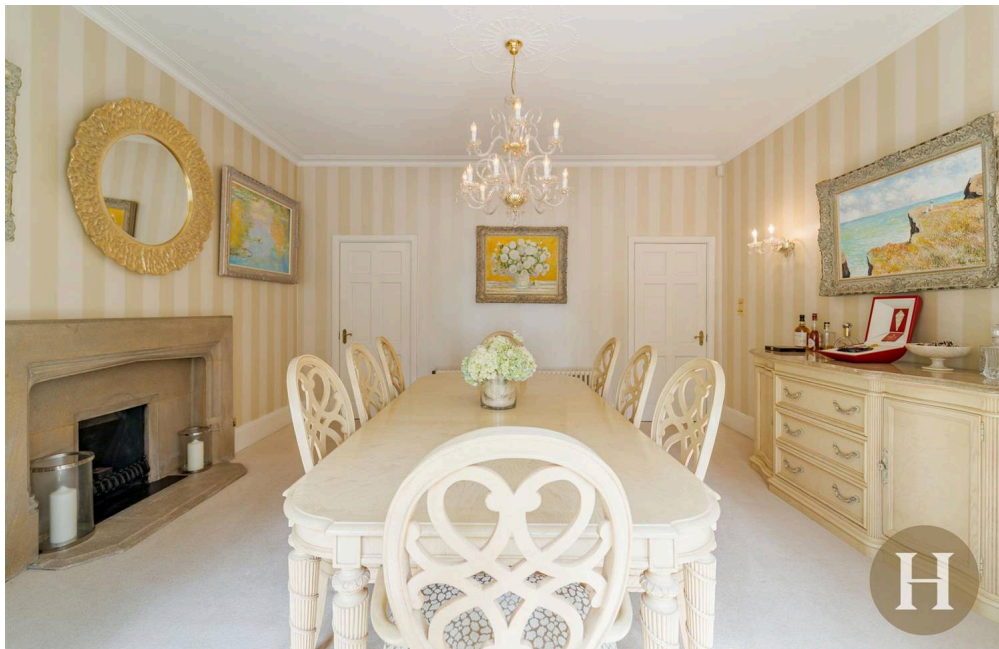
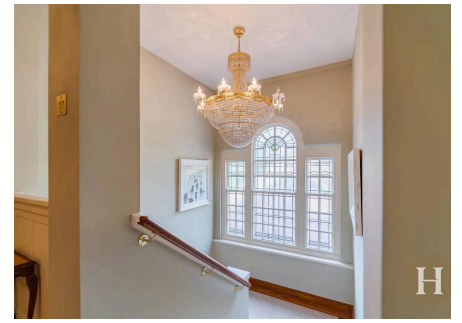
Fourth bedroom, is currently presented as an office space, overlooks the front of the property, and has an adjoining shower room





Council Tax band: H

Tenure: Freehold



Approx Gross Internal Area  
324 sq m / 3482 sq ft



Ground Floor  
Approx 203 sq m / 2188 sq ft

First Floor  
Approx 121 sq m / 1304 sq ft

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.