



# 'SILVERDALE'

23 ST MARYS ROAD, HARBORNE, BIRMINGHAM B17 0EY

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

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£2,350,000

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A most remarkable house of exceptional quality, being beautifully maintained and displaying fabulous architectural features. With accommodation extending in all to some 5,045 sq ft (469 sq m) including three reception rooms, large open-plan kitchen/dining/living space, six bedrooms and four bathrooms. All set in just over a third of an acre of delightful mature gardens. Gated driveway and two garages.

## Location

St Marys Road is widely regarded as one of Harborne's premier addresses and boasts some of the area's most desirable properties. The house is ideally located within easy reach of Harborne High Street which is a 500m stroll away. Birmingham City Centre lies approximately 4 miles to the north and is easily accessed by car, bike, or public transport.

**Schools:** A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles. Local state funded schooling includes Harborne Primary School and St Peter's Primary School (both less than half a mile away), Harborne Academy which is less than a mile away, and St Mary's Roman Catholic Primary School which is located directly to the rear of the property accessed off Vernon Road. Meanwhile Lordswood Girls and Boys Schools, and Lordswood Sixth Form Centre are around a mile distant.

**Medical Facilities:** The Queen Elizabeth Hospital is just over half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and The Birmingham Children's Hospital and City Hospital are within three and four miles respectively.

**Shopping:** Nearby Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents.

**Transport:** For access to the motorway network, the property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6. Public







transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at University Railway station which is less than a mile away and is two stops from Birmingham New Street Station.

### Description

'Silverdale' was built we believe in 1898 and is without doubt one of Harborne's most exceptional properties. Even on a road that is blessed with an abundance of noteworthy homes, this is a house that stands out from the crowd. The present owners have lovingly cared for and upgraded the house over the years, ensuring that the original character is preserved whilst also keeping up to date with modern needs and desires. The large kitchen/living space to the rear is the real heart of the house, whilst the three generous reception rooms ensure that living space is plentiful, even for the largest of families.

Standing in all at some 5,045 sq ft (469 sq m) the property is certainly larger than most, however despite its impressive size it is somehow cosy, comfortable, and homely.

The house is entered via a part-glazed and solid wood front door beneath a timber gabled storm porch, opening into the welcoming reception hall with Minton tiled flooring. A wide archway opens off the hall into the first reception room; a study/library with a wide bay window to the front allowing light to flood into the room and the hall beyond. There are fitted bookshelves to one wall and a cast iron fireplace to the other with coal effect gas fire.

The two remaining reception rooms are interconnecting via large double doors, enabling the spaces to be used together or independently. The front reception room is a generous sitting room with wide bay window to the front, dark wood flooring, beautifully decorative cast iron and brass fireplace and coal effect gas fire. The rear reception room is a similarly proportioned dining room with enough space to comfortably accommodate a table for 12 diners if required. There is a wide bay window with double doors leading out to the garden, and a remarkable fireplace with elaborate cast iron and brass insert and an ornate surround and overmantel.

The kitchen/dining/living space occupies a significant portion of the rear of the house and is a sociable and practical space, ideal for family life and for entertaining. The kitchen/dining space has multicolour riven slate tiled flooring, cream-painted oak units with brown granite worktops, island unit with 5 ring gas hob, "Sub-Zero" integrated fridge, Bosch integrated dishwasher, 4-oven Aga with two hotplates. Opening off the dining area is the large family living room with oak-effect







flooring and wide bay to the rear with central double doors opening to the terrace.

To the other end of the kitchen is the utility room with further fitted units, space and plumbing for washing machine and tumble dryer, door to the garden, separate WC. There is a main guest cloakroom WC off the hall. The cellars are accessed off the kitchen/living space and have two main chambers which offer excellent storage with good head height, power and lighting.

The first floor is accessed by a fine easy-rise staircase. On the half-landing is a most charming corner window with leaded lights and a fitted bench seat beneath. As well as making an attractive feature, this window allows a great deal of natural light into the stairs and landing. Off the half-landing is the elegantly refurbished family bathroom and separate WC.

The master bedroom occupies a prime spot to the rear of the house with delightful views over the garden. There is extensive fitted furniture to one wall, and a modern en suite with large walk-in shower, twin wash basins with vanity unit, WC and chrome ladder style towel radiator. There are three further double bedrooms on this floor, including a guest bedroom with en suite shower room, and each room having fitted furniture for clothes storage.

The second floor accommodation includes a further double bedroom off the half landing, and at the top of the stairs is a very large en suite room which could make for an ideal teenager's bedsit, games room, or gymnasium. There are several access points to the extensive eaves storage space.

#### Outside

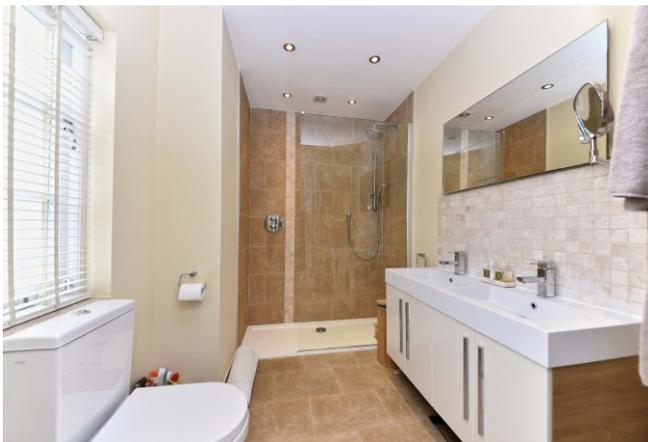
To the front of the house is a large gravelled driveway set behind timber electric gates. There is a garage to either side of the house, the right hand one being tandem in length and having an accessible storage area above which has potential for a variety of uses (subject to any consents). To the rear is a most delightful part-walled garden which has a substantial paved terrace running the full width of the house, beyond which is a large level lawn flanked by gravel paths and manicured borders with mature shrubs and trees. There is a brick garden store attached to the house to the rear of the utility room. We have measured the total plot to be in the order of 0.35 acre (0.14 ha).

#### General Information

**Tenure:** The property is understood to be freehold.

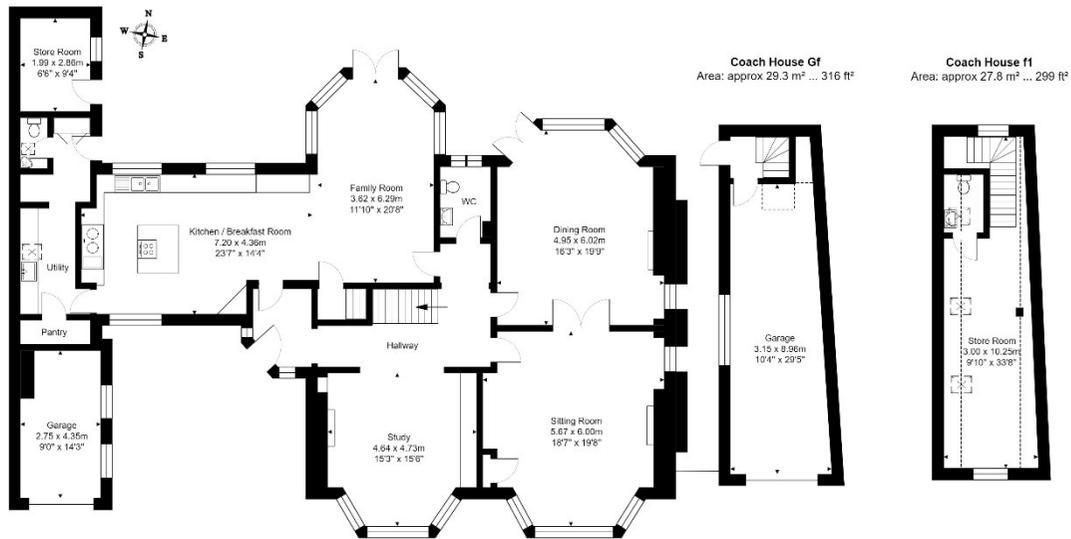
**Council Tax:** Band G

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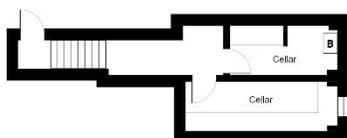




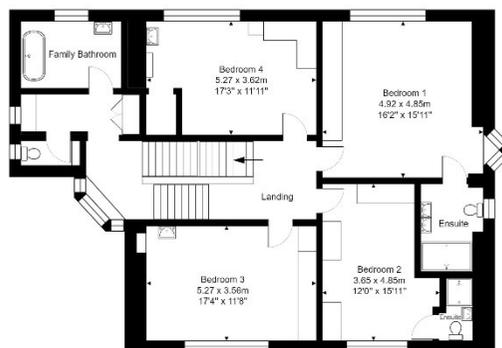
**Ground Floor**  
Area: approx 193.6 m<sup>2</sup> ... 2084 ft<sup>2</sup>



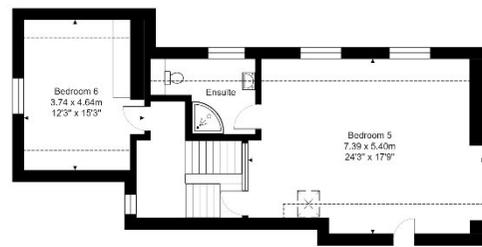
**Basement**  
Area: approx 20.5 m<sup>2</sup> ... 220 ft<sup>2</sup>



**First Floor**  
Area: approx 125.1 m<sup>2</sup> ... 1347 ft<sup>2</sup>



**Second Floor**  
Area: approx 72.4 m<sup>2</sup> ... 779 ft<sup>2</sup>



23 St Mary's Road in Harborne

Total Area: approx 468.7 m<sup>2</sup> ... 5045 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
 Area figures are approximate only  
 Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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