



11 HARRISONS ROAD  
EDGBASTON, BIRMINGHAM B15 3QR

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

# 11 HARRISONS ROAD

£795,000

EDGBASTON

An extended and beautifully refurbished Edwardian semi detached house in a highly sought-after road. Large rear kitchen extension, separate reception room, utility, cloakroom, principal bedroom with en suite, two further bedrooms with en suite facilities. Landscaped garden, garage to the rear.

## Situation

Harrisons Road enjoys a most convenient location some 500m away from Harborne's bustling High Street. Birmingham City Centre lies approximately 3 miles distant and is easily accessed via regular nearby buses or by train with University Station being less than a mile away. Birmingham's Queen Elizabeth Hospital is approximately half a mile from the property.

## Description

11 Harrisons Road is a most attractive early Edwardian semi detached house which combines charming period features with some excellent modern additions. The present owners undertook a comprehensive remodelling and refurbishment after purchasing the property in 2013. This incorporated a "back to brick" renovation including rewiring, re-plumbing, new central heating/hot water, new double glazing, interior colour scheme and design by Farrow & Ball, and complete re-landscaping of the garden. In addition to this a superb rear kitchen extension and loft conversion enhanced the living accommodation which now extends to approximately 1,666 sq ft (157 sq m).

The property is entered through a solid wood front door set beneath an ornate projecting porch and leading to an enclosed porch with part glazed inner door into the hall, off which is a cloakroom WC. To the front of the house is a cosy reception room with an Aduro wood burning stove, fitted bookcases, and box bay window with fitted plantation style shutters.

The majority of the ground floor living space is set to the rear, forming part of an extension which has created a fabulous open plan kitchen/dining/living space totalling over 500 sq ft. There are three well defined areas for cooking, dining, and relaxing and two sets of bi-folding doors seamlessly connect the living and dining areas to the garden. Limestone tiling with underfloor heating runs throughout and the living area has a Chesney wood burning stove and surround, and a large roof lantern over.

The kitchen itself is fitted with quality hand painted units by Neptune, with granite worktops including a central

island unit. There is a Bosch integrated dishwasher, integrated fridge and freezer, Mercury range style cooker with two electric ovens, separate grill, and five ring induction hob. Off the kitchen is a utility room with fitted units and worktops matching the kitchen and with space and plumbing for washing machine and tumble dryer.

On the first floor are two double bedrooms. The principal bedroom is situated to the rear and is beautifully appointed with painted wood panelling to one wall and matching fitted wardrobes to another wall which are deep and of high quality. A matching wood-panelled door leads through into the luxury en suite which has oval shaped bath with granite surround, over-sized shower enclosure, wash basin with vanity unit. The second bedroom is a good-sized double room with two windows to the front and an open door leads to the compact en suite shower room.

On the second floor, a cleverly designed loft conversion has created an excellent double bedroom with lovely views to the rear via glazed double doors opening to a Juliet balcony. A frosted door to one side of the room opens to a WC and wash basin, and a similar door to the other side of the staircase opens into a shower.

## Outside

The rear garden is designed to offer both aesthetic charm and peaceful seclusion. There is a paved patio and matching central paved pathway leading through a delightful mix of mature shrubs, ornamental trees, and thoughtfully arranged planters. Surrounding hedging ensures privacy and the garden is ideally oriented to catch the afternoon and evening sun. To the side of the house is a pleasantly landscaped courtyard/side passage leading to the front of the property. Behind the garden is a large detached garage with electric roller shutter door, and an EV charging port. The garage is accessed via a gated private road off Harrisons Road. There is a residents' parking scheme on Harrisons Road where permits can be purchased for a nominal annual fee.

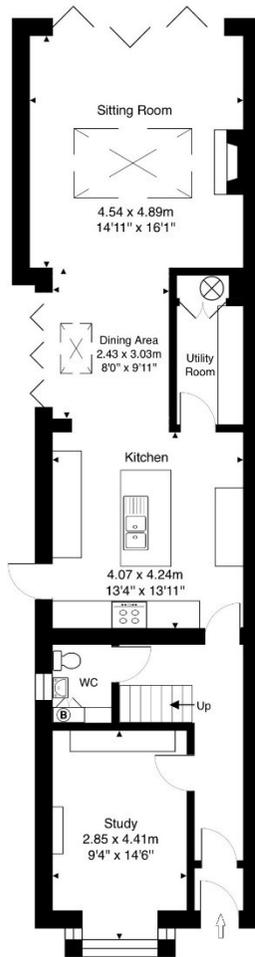
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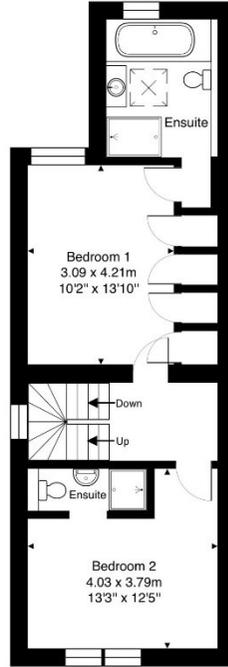
To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Area: approx 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

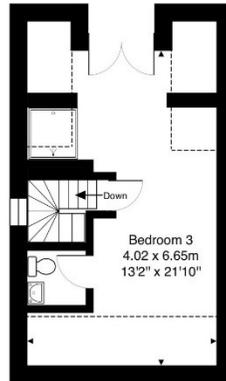


All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**First Floor**  
Area: approx 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



**Second Floor**  
Area: approx 27.9 m<sup>2</sup> ... 300 ft<sup>2</sup>



11 Harrisons Road, Edgbaston, Birmingham, B15 3QR.

Total Area: approx 154.7 m<sup>2</sup> ... 1666 ft<sup>2</sup>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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