



13 Rotton Park Road  
Edgbaston | Birmingham | B16 9JH

FINE & COUNTRY



# 13 ROTTON PARK ROAD

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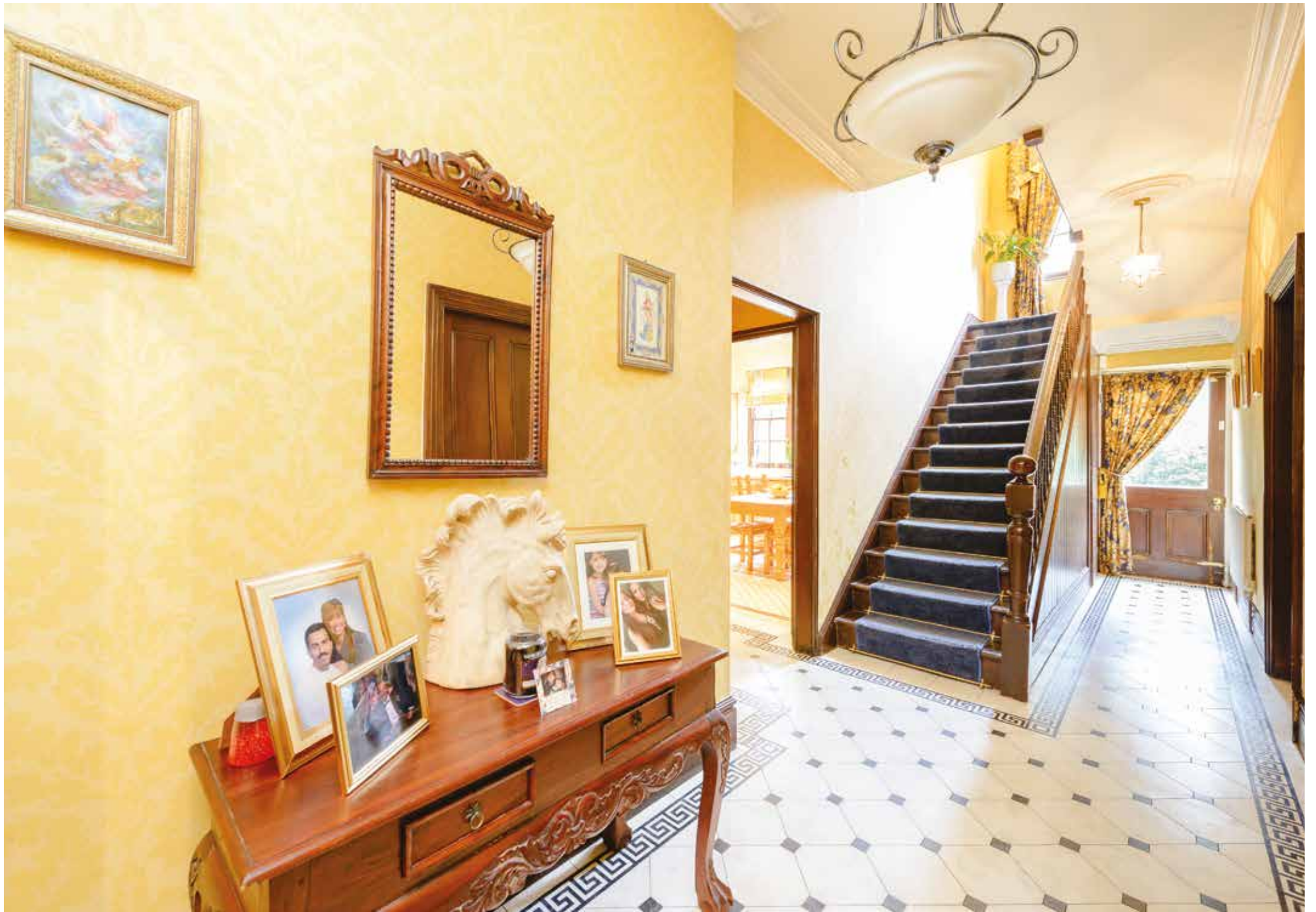
*Situated within the sought after Calthorpe Estate area of Edgbaston is Number 13 Rotton Park Road, a very handsome Victorian family home that is believed to date back to c1896. "It was a combination of factors which attracted us to the house which included proximity to a choice of schools, city centre, hospitals and the overall size of the house to suit bringing up a family, and it has definitely lived up to all expectations."*



Built in 1896 and situated on a popular road in the heart of leafy Edgbaston, 13 Rotton Park Road is a fine example of an Early Victorian family residence. With accommodation laid out across three floors, offering two superb reception rooms, family breakfast kitchen, six double bedrooms, three bathrooms, cellar, garage, outbuildings and a beautiful private rear garden. This most charming family home offers a wealth of original features together with space and flexibility throughout.

With a walled frontage and large block paved driveway, this home offers plenty of off road private parking and mature screening behind Camellia, Holly and Privet. The original stone steps lead to the covered stone entrance vestibule and in through the main original front door. From the moment you enter this lovely Victorian home you are greeted with a wealth of stunning original features which continue throughout, from stained glass windows to beautiful ornate plasterwork, ceiling roses, large arches, impressive fireplaces and wonderful high ceilings throughout. From the front entrance light floods through the hall to the rear door over-looking the garden beyond. Attractive Amtico flooring to the hall offers hard wearing practicality and blends well with the décor. Leading off to the principle rooms off to the principle receptions rooms and through to the kitchen. The drawing room to the front of the property and sitting room to the rear are both exceptionally impressive rooms, both with stunning dominating fireplaces, the rear having a beautiful limestone fireplace inset with a gas real flame fire, and the front with marble surround and a superb black stone hearth and inset cast iron basket used as an open fire for logs and coal. Both rooms have superbly high ceilings, original wooden flooring and large sash windows taking in views to the front private driveway and across the pretty rear gardens.









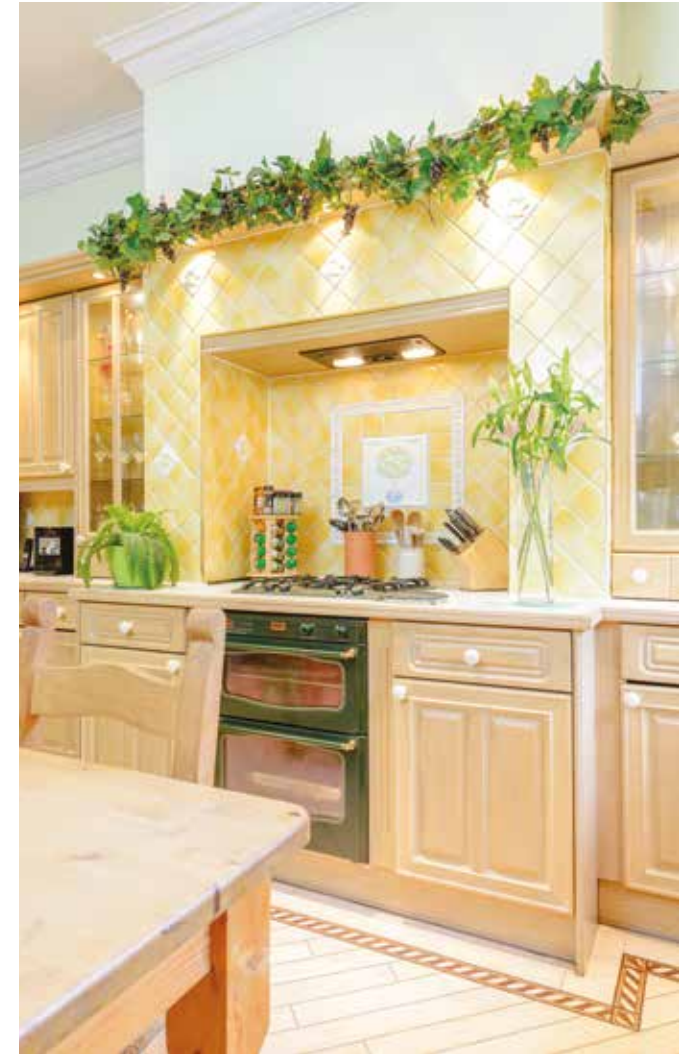


The kitchen is both charming and practical, with Amtico flooring, contrasting limed oak units and laminate work tops. The original chimney breast has an inset Stoves oven and extractor above and pretty tiling surrounding compliments this warm and homely family kitchen. There is ample space for a table for casual family dining, and the rear window overlooks the lovely courtyard and wrought iron gate with garden beyond. Leading from the kitchen is the boot room/utility room which has further storage and an outside door to the courtyard. The cellar is also accessed from the kitchen and offers excellent dry storage space and further potential for development. Further along the inner hall to the rear back door is a useful downstairs cloak room with a wc and vanity sink.

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“ It would have to be both the kitchen and the main living room,” says Janet. “We do a lot of socialising and have had some great parties here, and both rooms are extremely conducive to entertaining.”



# Seller Insight

“ Situated within the sought after Calthorpe Estate area of Edgbaston is Number 13 Rotton Park Road, a very handsome Victorian family home that is believed to date back to c1896. “It was a combination of factors which attracted us to the house which included proximity to a choice of schools, city centre, hospitals and the overall size of the house to suit bringing up a family, and it has definitely lived up to all expectations.”

“We had been looking for a property specifically in this area as our children were at school at Edgbaston High, which is just a short walk from here; we also needed to be close to the city centre and we wanted a large house that we could grow into rather than out of, and here we have all the space we have ever needed and the layout has worked extremely well. The accommodation is arranged over three floors, so our daughters were able to have the top floor all to themselves, which gave them and my husband and I a good degree of privacy. We have a large dining room and a huge sitting room, both of which are lovely to entertain in, and the kitchen is a very sociable space for more informal meals. In my mind it's the ideal family home.”

“The house has been decorated to a high standard and it was actually featured in Ideal Homes magazine. As it is, it's absolutely lovely throughout.”

“For us the garden was another huge selling point,” continues Janet. “It's a really good size and very mature, so I can sit out there and almost feel as though I'm in the middle of nowhere. It's essentially divided into three 'rooms', with a patio area immediately by the house, a nice open lawn beyond that and then there's another very secluded area at the far end. It's peaceful, very private and it's something I'll definitely miss when we leave.”

“It would have to be both the kitchen and the main living room,” says Janet. “We do a lot of socialising and have had some great parties here, and both rooms are extremely conducive to entertaining.”

“It's the convenience of the location that I would say makes it so ideal,” says Janet. “We have a good selection of schools within walking distance, all the shops and amenities you could possibly wish for are within easy reach and the transport links are excellent, so you can get just about anywhere with relative ease.”

“As well as a large driveway to the front of the house we also have an integral garage,” says Janet, “so not only do we have ample parking and the garage also provides loads of extra storage space.”

“This house has been an amazing family home, but now that the children have flown the nest it's just too big for my husband and I,” says Janet. “I'll miss having all this space and such a beautiful garden, and I'll also miss all of the wonderful friends we've made during our time here. We'll definitely take with us some really happy memories.”

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















To the first floor the spacious landing leads to three excellent sized double bedrooms, including the lovely master bedroom with two large sash windows overlooking the front of the property and a charming original fireplace. Leading from the master bedroom is the equally splendid en-suite, with superb high quality sanitary wear, attractive Amtico flooring and a stunning shower cubicle with a lifetime guarantee.

There are two further large double bedrooms on this floor, one of which is utilised as a superb upstairs sitting room, exquisite décor and a wonderful focal point with the stunning fireplace. The third room on this floor is an equally well sized space and offers a perfect double guest bedroom. The large family bathroom is extremely luxurious, with a fabulous oversized raised bath, matching high end suite and attractive Amtico flooring.













To the top floor are three considerably sized double bedrooms, all with original fireplaces and one with a good range of fitted cupboards and wardrobes. There is also a further large bathroom with a separate bath, white suite and storage cupboards.







## OUTSIDE

Outside, and in perfect proportion to this substantial family home, is the equally generous gardens. Exceptionally private and well screened, they offer the perfect retreat from busy daily life. The borders are well stocked with mature trees and shrubs including Laurels, Flowering Currants, Pieris and Acers, and to the edge of the terrace is the most wonderful Magnolia Tree. The garden is mainly laid to lawn and a pathway leads down to a fully screed further patio area at the rear of the garden, this sizable space has a multitude of uses and ideal for young families to create a separate play area for the children. There is also a storage shed and compost area.



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## EDGBASTON

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Traditionally one of the most upmarket and affluent areas of Birmingham, Edgbaston is referred to as “where the trees begin”. This picturesque leafy suburb is home to both the University of Birmingham and the Edgbaston Cricket Ground.

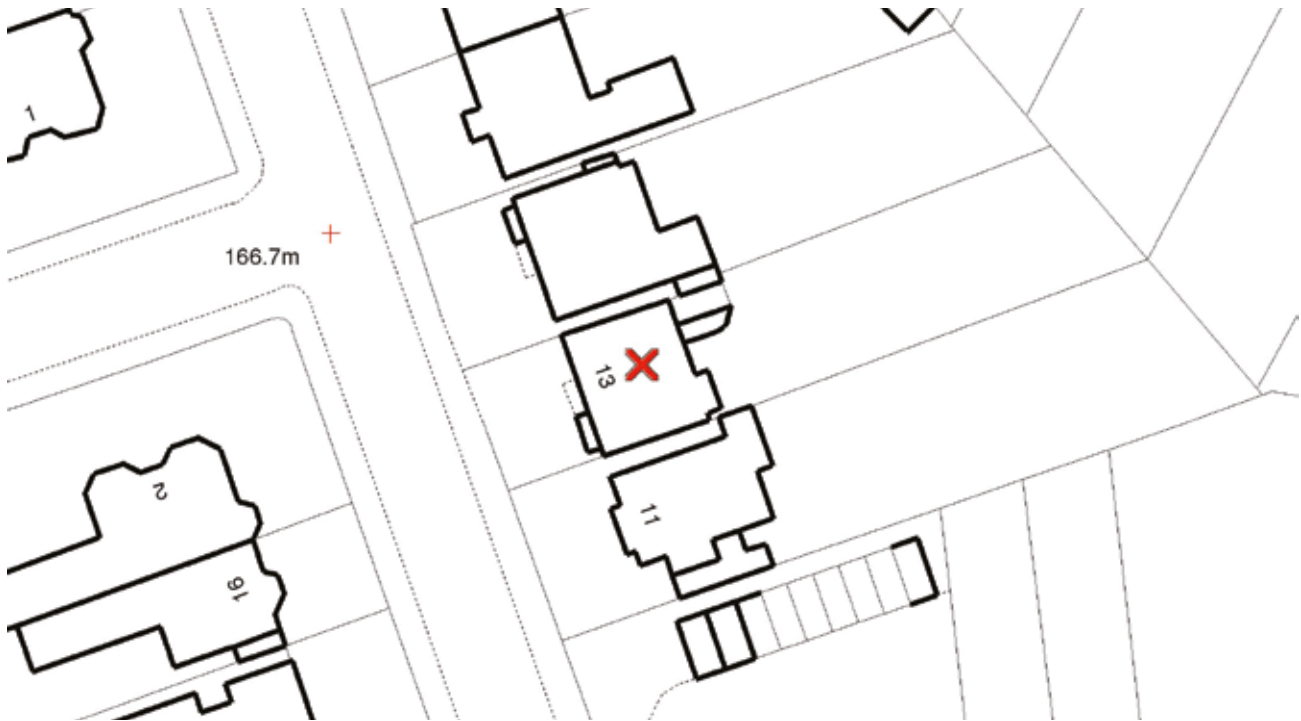
The University of Birmingham is a traditional Red Brick institution established as the Birmingham School of Medicine and surgery and currently ranked 11th in the UK and 64th in the World.

Edgbaston Cricket Ground is home to the Warwickshire County Cricket Club. Established in the 1880's and redeveloped in 2010, the venue hosts county, national and international tests matches as well as One Day Tests and Twenty20 Internationals, as well as the Ashes.









**SERVICES TO THE PROPERTY**

The Property is Freehold  
All mains services are connected

**LOCAL AUTHORITY**

Birmingham City Council

**VIEWING ARRANGEMENTS**

Strictly via the vendor's sole agents Fine & Country

**WEBSITE**

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

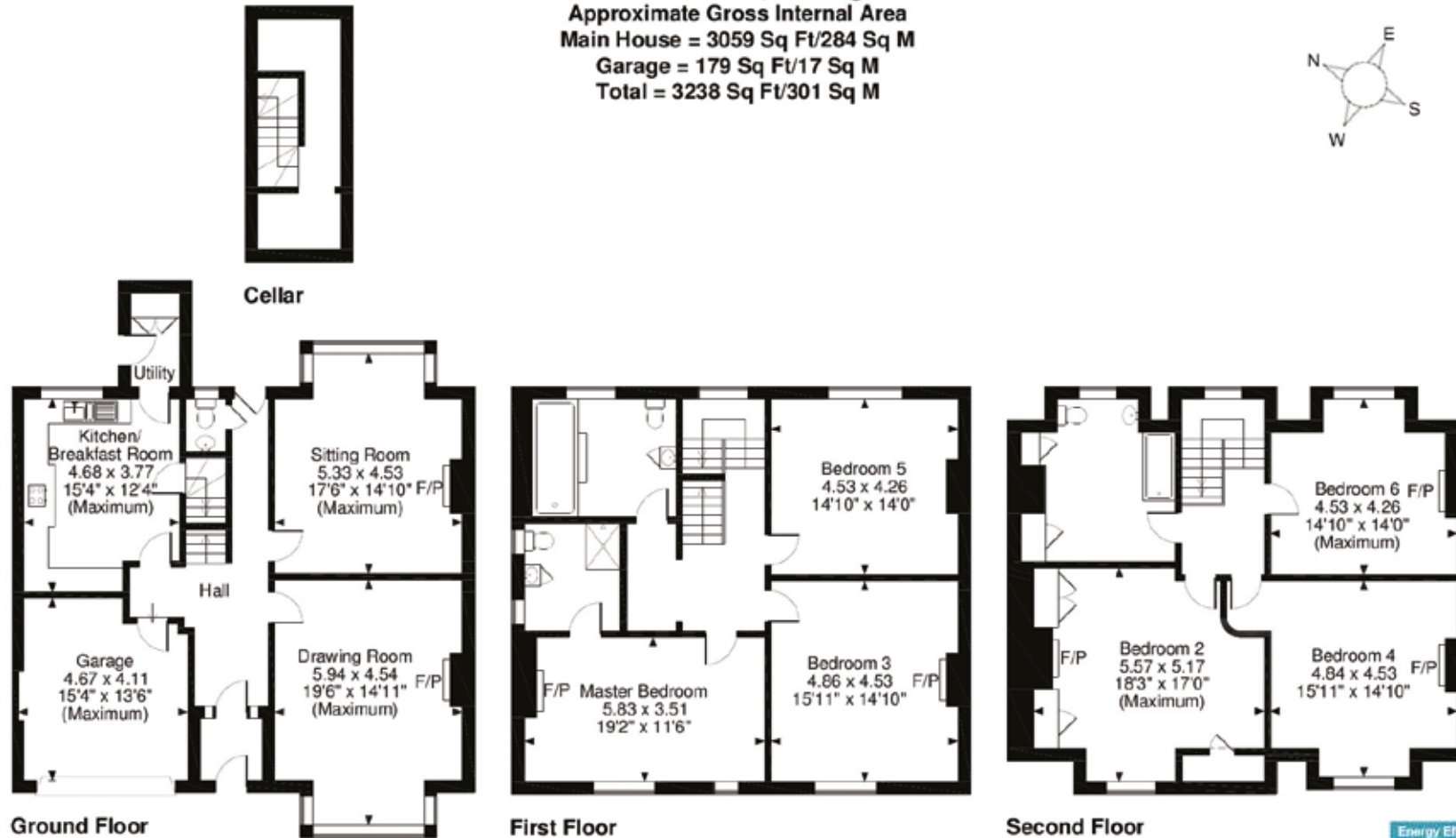
**OPENING HOURS**

Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday 11.00 am - 3.00 pm





**Rotton Park Road, Birmingham**  
**Approximate Gross Internal Area**  
**Main House = 3059 Sq Ft/284 Sq M**  
**Garage = 179 Sq Ft/17 Sq M**  
**Total = 3238 Sq Ft/301 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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