



Ashleigh  
19b Hermitage Road | Edgbaston | B15 3UP

FINE & COUNTRY

# ASHLEIGH

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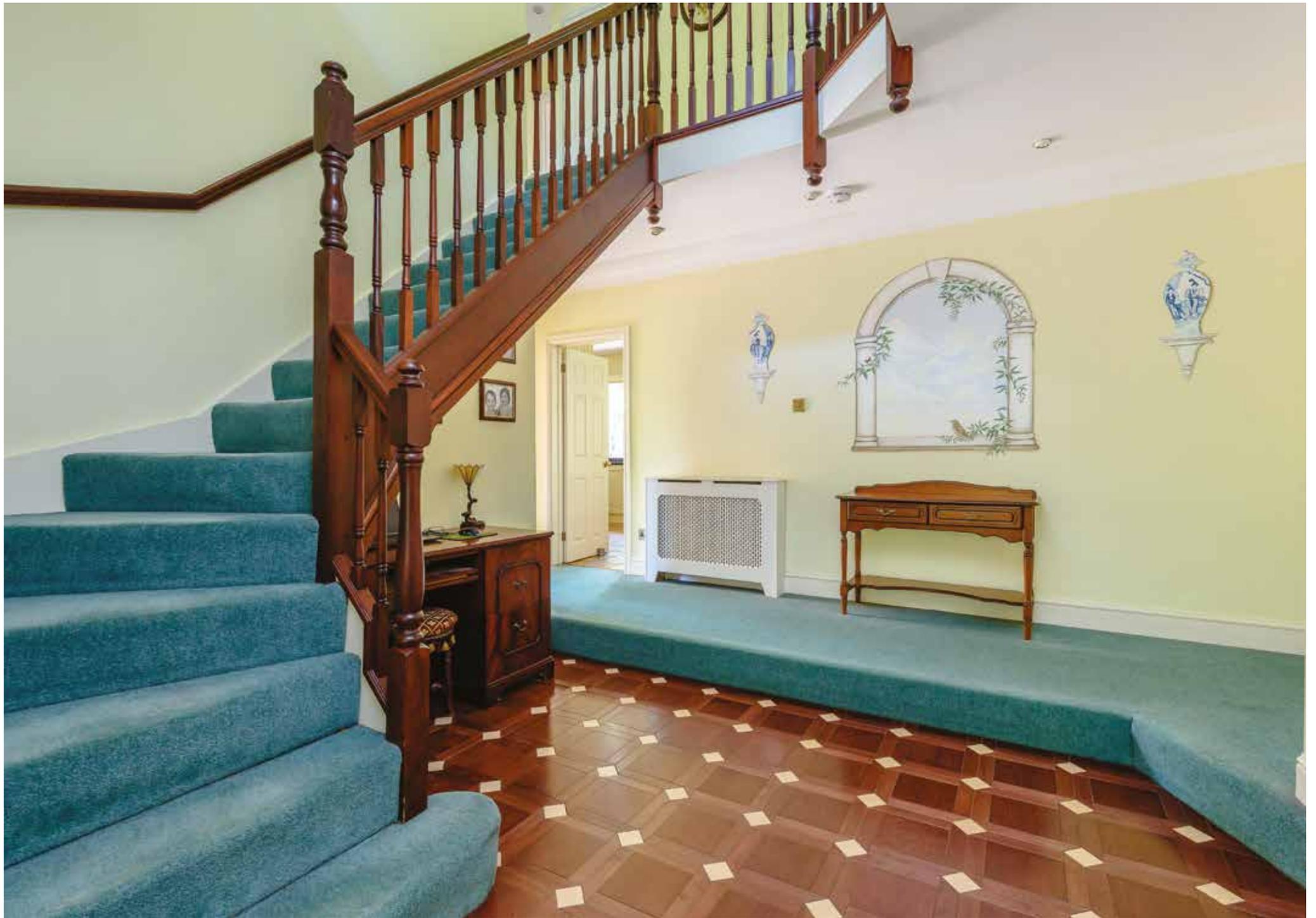
*“We were looking for somewhere spacious, quiet, low maintenance but convenient for Harborne and the City Centre when we came across 19b Hermitage Road,” says the current owner of this spacious family home. “We fell in love with the house the moment we stepped into the double height hall, with its lovely block wood floor. This is a relatively contemporary house (25 years old) so is modern and comfortable, yet designed not to look out of place beside much older Edwardian properties.”*



Set back behind private electric gates on the much sought after Hermitage Road in Edgbaston, is this superbly spacious and immaculately presented detached five bedroomed property.

With its imposing stone steps and pillars leading into a fabulously open reception hall with galleried landing, as well as a drawing room, formal dining room, study, open plan kitchen/family room and a smart conservatory, this generously proportioned house offers the perfect space in the perfect location for those seeking an excellent family home.

The beautiful solid wood parquet flooring in the reception hall has light streaming across it from the two elegant double bevelled glass doors to the front. A smart guest cloakroom is accessed from the front of the reception hall with further doors leading to the principle ground floor reception rooms.





The fabulous living room with its high ceilings and large bay window overlooking the private frontage, offers the perfect place for the family to relax or entertain. A lovely focal point of the room is the delightful marble, wood and cast iron real flame gas fireplace. Steps lead up to double doors and through to the good sized formal dining room and French doors leading out to the garden terrace.



# Seller Insight

“ Since moving in, the owner has updated the property by replacing all three bathrooms, as well as the kitchen and matching utility. Each room in the house has its own character, making this not just a house but a home. “The spacious open plan kitchen diner connects to the conservatory and in turn to the garden,” says the owner, “creating an easy flow through the living spaces and between the house and garden. A very sociable space, it is perfect for everyday life and entertaining alike. Meanwhile, the extensively fitted out study is a peaceful spot and looks out onto an impressive copper beech tree. Finally, the dining room, with a table to easily seat 8 people, is very handy for entertaining. Many merry Christmas celebrations have been held there.”

The outdoor space has much to offer too, with a landscaped garden and plenty of parking. “The sunny garden is well stocked and largely secluded,” says the owner, “with plenty of patio areas on which to barbeque or dine al fresco. A particularly fine feature is a fishpond with a family of around a dozen goldfish. The house also benefits from a large driveway, set behind an imposing wall with electric gates. The children loved to play there in security when they were younger, almost all year round if the weather allowed. We still have family cricket challenges, although the children are now just too good!”

“Hermitage Road is a very friendly street with helpful but not intrusive neighbours. We will miss the easy access (5 minutes stroll) to the Harborne Walkway, a beautiful green and scenic route that’s ideal for jogging, cycling or walking the dog.”

“The house is conveniently located for the shops, restaurants and cafes of Harborne. The city centre, local hospitals and the many high quality local schools are also easily accessible. Edgbaston Priory and the test match ground are just a few minutes’ drive away.”\*

\* 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.









The breakfast kitchen is both stylish and practical with a superb range of wall and floor mounted solid wood units presented in cream, contrasting beautifully with the black granite work tops and Rangemaster "Noir" five burner gas cooker with 2 ovens and a pan warming drawer. There is also a double sink unit, an Insinkerator waste disposal unit, CDA coffee machine, Kenwood microwave, dishwasher and space for a large fridge/freezer.

Across from the kitchen is a family seating and casual dining area which has space for a dining table and settees. Leading from the kitchen is the well-proportioned utility room with space for a washing machine and tumble dryer, Belfast sink and granite worktops with a good range of storage above and below. The conservatory is accessed from the kitchen/family room and has fully fitted blinds and French doors leading to the rear garden. Overlooking the private frontage is the well-proportioned study with an excellent range of fitted office furniture and a good sized work station.



“ The spacious but comfortable kitchen/diner is the centre of the household. In warmer weather, it's very pleasant to open up to the garden through the conservatory and let a little of the outside in.”



Upstairs  
Leading from the very spacious reception hall are the stairs to the gallery landing and rooms leading off. This property offers five good sized rooms, two with en-suite and many with fitted wardrobes. The master bedroom overlooks the beautiful Copper Beech tree to the front and the smart frontage. It benefits from having five fitted wardrobes in the main bedroom and a further three in the dressing area which leads through to the master en-suite. The modern en-suite is smartly presented and includes a shower cubicle with an Aspirante Triton electric shower and a separate fitted bath, there is also a wc and two hand basins all built into a modern vanity unit.





Bedroom two is also a large double with fitted wardrobes and an en-suite. There are three further double bedrooms with both front and rear aspect overlooking both front and rear.





The family bathroom is well resented with a bath and shower over together with smart fitted vanity units incorporating the wc and hand basin together with ample storage and wall mounted mirrored cupboards above.

## Outside

To the front of the property is a superbly spacious private block paved driveway set back behind elegant wrought iron gates and fencing with lovely mature trees and shrubs, the most impressive of these being the beautiful Copper Beech tree which offers complete privacy and screening for this family home. A series of pretty retaining walls and a lovely water feature are intermingled with Maples, Laurels and Buxus and the driveway continues around to the wide side entrance with access to the double garage with a remote controlled double door.

The South West facing rear garden is delightfully presented with deep borders, smart retaining walls and ivy covered screening to the rear. An array of mature shrubs and trees creates a lovely tranquil private space for the family to relax and enjoy. Maple, Lilacs and Laurels create the backdrop with a central lawned area and an ornamental pond stocked with gold fish. The spacious patio area with feature stonework and beautifully planted borders has mature shrubs such as Roses, Honeysuckle and Lavender. This pretty garden offers lots of areas of interest and a pergola built over to one side with a raised central bed gives screening to the garage and a BBQ area. A gate leads from the garden to the very wide side access and double garage.





“The garden can be accessed through the conservatory and the dining room. This makes entertaining easy on summer evenings when guests can flow comfortably in and out. In the wintertime, on the other hand, we can easily accommodate the whole family for festive dinners in the spacious dining room.”



## 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.





### General Information

The property benefits from an alarm system and also electric shutters to both the front and rear.

SERVICES: Mains electricity, gas, water and drainage are available

HEATING: Gas Central Heating

LOCAL AUTHORITY: Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

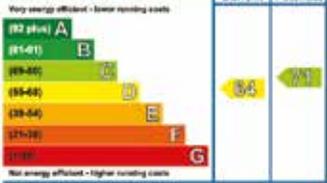
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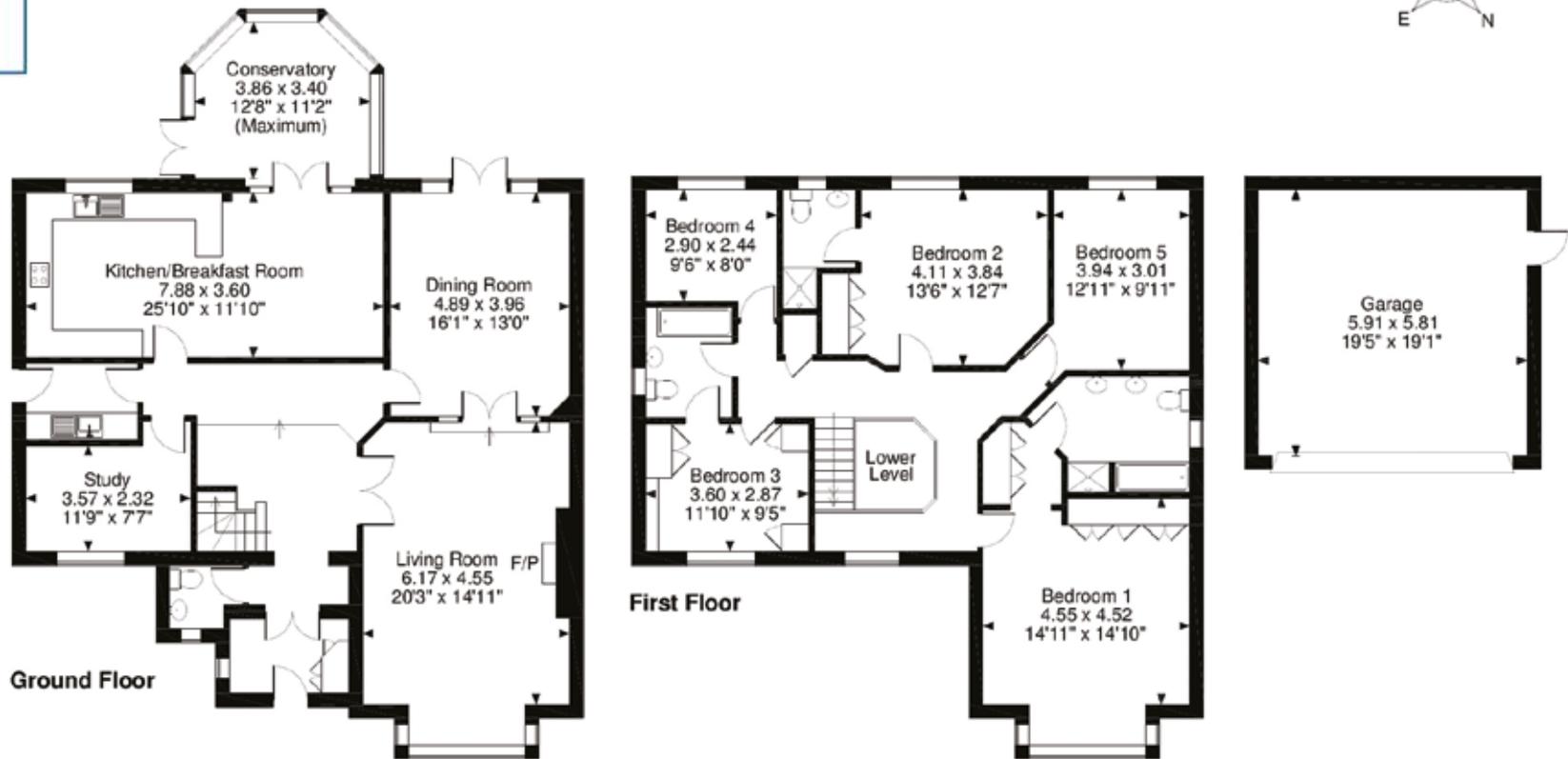
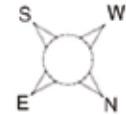
Viewing: strictly by appointment through the Sole selling Agents.



**Energy Efficiency Rating**



**Hermitage Road, Edgbaston, Birmingham**  
**Approximate Gross Internal Area**  
**Main House = 2666 Sq Ft/248 Sq M**  
**Garage = 370 Sq Ft/34 Sq M**



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

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

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RACHEL HYDE  
SENIOR ASSOCIATE  
Fine & Country Solihull  
0121 746 6402 / 07966 473056  
email: [rachel.hyde@fineandcountry.com](mailto:rachel.hyde@fineandcountry.com)



MARTIN GRANT  
SENIOR ASSOCIATE  
Fine & Country Solihull  
0121 746 6401 / 07713 251510  
email: [martin.grant@fineandcountry.com](mailto:martin.grant@fineandcountry.com)

With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

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*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*

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## FINE & COUNTRY

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.

Fine & Country  
Tel +44 (0)121 746 6400  
solihull@fineandcountry.com  
39 Zenith House, Highlands Road, Solihull B90 4PD

