



**29 AUGUSTUS ROAD**  
**BIRMINGHAM, B15 3PQ**

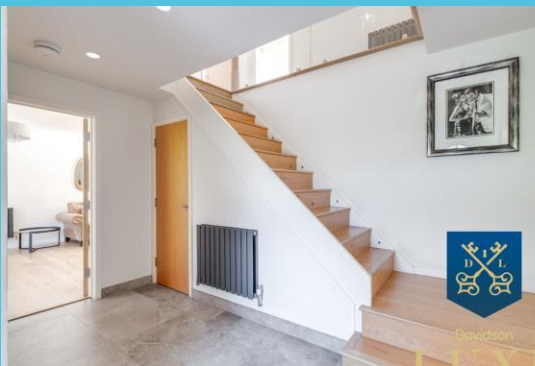
**£1,450,000**  
**FREEHOLD**

Open House - Friday 11th April - 1PM – 3PM | DAVIDSON LUXE LAUNCH | A Spectacular Luxury Residence on the Prestigious Calthorpe Estate | Luxury Open-Plan Kitchen and Entertaining Space | Cinema Room | Two Principle Bedrooms with Dressing Room and En-Suite Facilities | South-Facing Rear Garden | Double Garage

**Davidson**

## 29 AUGUSTUS ROAD

DAVIDSON LUXE LAUNCH | Spectacular  
Luxury Residence | Prestigious  
Calthorpe Estate Location | Luxury  
Open-Plan Kitchen Space | Cinema  
Room | Two Principle Bedrooms |  
South-Facing Rear Garden | Double



DAVIDSON LUXE LAUNCH | A Spectacular Luxury  
Residence on the Prestigious Calthorpe Estate

Davidson Estates is delighted to present this exquisite extended luxury residence on the highly sought-after Calthorpe Estate, offering an unparalleled level of elegance, space, and modern sophistication.

Open House – Friday 11th April | 1PM – 3PM

☑ All attendees must be registered and qualified via Davidson Estates to attend.

☑ To arrange your registration or book a slot at the open house, contact Davidson Estates today.

Property Features:

- Striking vestibule entrance, setting the tone for the elegance within
- Grand lounge area perfect for family time and relaxation
- Dedicated children's playroom, providing a fun and safe space for little ones
- Luxury open-plan kitchen & entertaining space with a stunning dining area and sitting zone
- Separate utility room, keeping noise and laundry neatly tucked away
- Beautifully designed kitchen that seamlessly flows into the landscaped rear garden via elegant concertina doors

- Cinema room, perfect for immersive entertainment experiences
- Downstairs WC for convenience
- Glass balustrade landing, creating a bright and airy space with contemporary flair
- 5 Spacious Bedrooms, including two principal suites with dressing areas and executive en-suite facilities
- Family bathroom with a separate shower and bathtub, providing ultimate comfort and convenience
- Landscaped 'south-facing' rear garden, ideal for entertaining, featuring a BBQ & dining area, ambient lighting, and outdoor heating
- Electric double garage, that can accommodate both a Range Rover or any sports car
- Private driveway, ensuring secure and exclusive access
- High-specification finish throughout, designed for contemporary luxury living

Renovation & Additional Features (Completed in 2021):

- ✓ Silstone quartz kitchen surfaces for a sleek and durable finish
- ✓ Neff kitchen appliances, offering high-end cooking convenience
- ✓ Laufen bathroom fittings, adding elegance to each bathroom
- ✓ Quooker hot water tap, providing instant boiling water
- ✓ Macerator (garbage disposal) for enhanced kitchen efficiency

- ✔ Pressurised water tank & Worcester Bosch boiler, ensuring superior heating and water pressure
- ✔ Twin Hive system, allowing bathrooms to be heated separately from the main house
- ✔ Horman electric garage mechanism, for seamless entry and security
- ✔ Texecom alarm system, providing advanced home security
- ✔ Hik night cameras & monitored CCTV (subscription applicable) for 24/7 surveillance
- ✔ Remote-controlled, wall-mounted commercial outdoor heaters, perfect for year-round outdoor comfort
- ✔ Calthorpe Estate charge: Approx. £120 per quarter

Location – The Prestigious Calthorpe Estate

Situated on Augustus Road, Edgbaston (B15 3PQ), this residence enjoys one of Birmingham's most exclusive addresses. The Calthorpe Estate is renowned for its tree-lined streets, stunning period homes, and a strong sense of privacy and community.

This prime B15 location offers:

- ✔ Easy access to Birmingham City Centre, just minutes away
- ✔ Proximity to Harborne High Street, offering boutique shops, restaurants, and cafés
- ✔ Excellent schooling options, including Edgbaston High School for Girls and The Blue Coat School
- ✔ Close to Queen Elizabeth Hospital and The University of Birmingham

- ✔ Beautiful green spaces and parks, such as Cannon Hill Park and Edgbaston Golf Club

This exceptional property presents a rare opportunity to own a luxurious family home in one of Birmingham's most prestigious settings.

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## 29 AUGUSTUS ROAD





Davidson

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### ADDITIONAL INFORMATION

Local Authority – Birmingham City Council

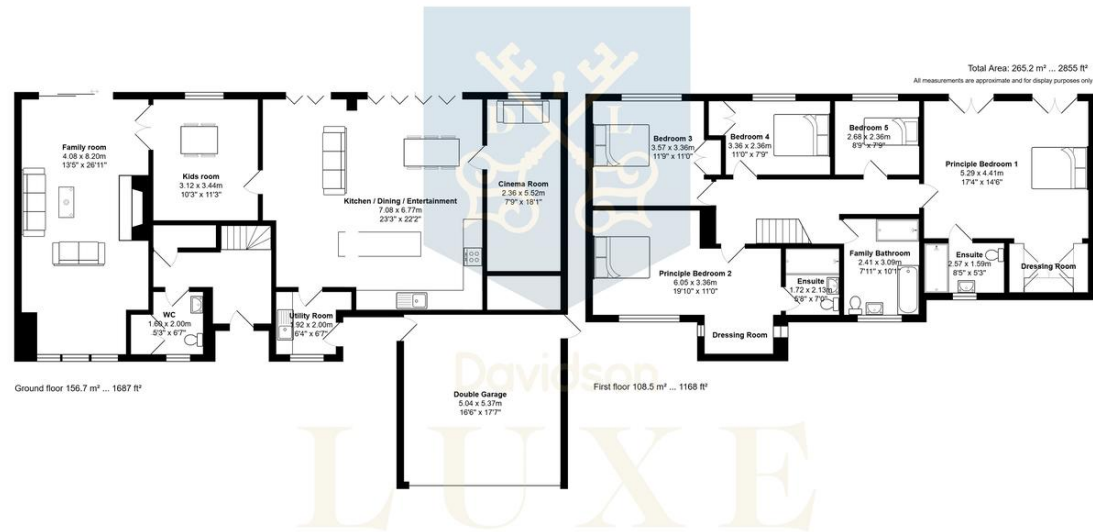
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2,588 sq ft

Tenure – Freehold





# Davidson

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements