FERNDALE HOUSE

EDGBASTON

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ELEGANT EDGBASTON

THE MODERN CLASSIC PHENOMENON

A development of seven stylish apartments

Harborne Road, gives you the best of both worlds, set in a leafy Victorian suburb you are within walking distance of Edgbaston village, but still close to Birmingham city centre. Ferndale House is the latest residential development brought to you by Tag Urban and Calthorpe Estates.

ELEGANT EDGBASTON





Edgbaston is an elegant and affluent suburban area, just a mile from Birmingham city centre, boasting award winning restaurants, the Botanical Gardens and Edgbaston Golf Club.

Located within the Calthorpe Estate, Ferndale House on Harborne Road, boasts an attractive leafy setting with character buildings within walking distance of Edgbaston village – a vibrant leisure and lifestyle location, which is rapidly establishing itself as the place to live.

Edgbaston Cricket Ground ≫

Did you know?

The Calthorpe Estate has been owned by the Anstruther-Gough-Calthorpe family for over 300 years. Their refusal to allow factories and warehouses to be built in Edgbaston, resulted in it becoming an attractive, green area of the city, known locally as 'where the trees begin'.

Edgbaston is the home to the famous Edgbaston Cricket Ground which was the site of the first Ashes series in 1902.







Harborne Road has great local // amenities and transport links.

Edgbaston is well connected with Five Ways station taking you to Birmingham New Street in 4 minutes, alternatively you can walk to the city centre in iust 10-15 minutes.

The Ferndale House development is a luxurious Victorian conversion comprising of seven apartments situated close to Edgbaston village and Birmingham city centre.

The spacious one and two bed apartments are situated over three floors and include 2 duplex apartments, comprising an extremely spacious master bedroom with en-suite bathroom facilities and a second double size bedroom. The fitted kitchen features integrated appliances and ample work surfaces and the vast lounge offers beautiful views out over the rear lawn.

The property has extensive communal landscaped gardens for residents to use as their own.

Edgbaston has Ofsted rated 'outstanding' nurseries and schools, such as Norfolk House Nursery and Highfield Nursery, through to Edgbaston High School for Girls, Hallfield School and King Edward's School.

We would recommend booking viewings as soon as possible in order to truly appreciate the space and character that such a unique property offers.

DESIGNED FOR MODERN LIVING

A home is not just a place to rest your head, it is an expression of one's character and personality. "Home is where the heart is" and most importantly where we can express ourselves, display our flair for design and love of colour and texture.

The new apartments at Ferndale House are a perfect combination of traditional and modern design and materials, the apartments sympathetically reflect the historic architecture of the period.

Ferndale House offers a great template for modern living; leaving you to bring the magical touches and style to finish your perfect home – your way.

8



KITCHENS

A kitchen is the heart of a home, it says so much about you and how you live. The kitchens at Ferndale House have been ergonomically designed to offer clever use of surfaces and cupboards; no space is wasted, everything is easily to hand for the master-chef.

Our kitchen designers have specified wonderfully stylish and energy efficient Siemens integrated appliances throughout each apartment. Appliances include electric induction hob, oven, extractor, fridge, freezer and dishwasher units.

If you are entertaining on a grand scale, or preparing a cosy meal, your kitchen at Ferndale House is perfect for every occasion and puts you in control.





Please note all Ferndale House apartments are unique and specifications may vary. Please ask our sales advisors for precise layout details for your chosen home's kitchen.

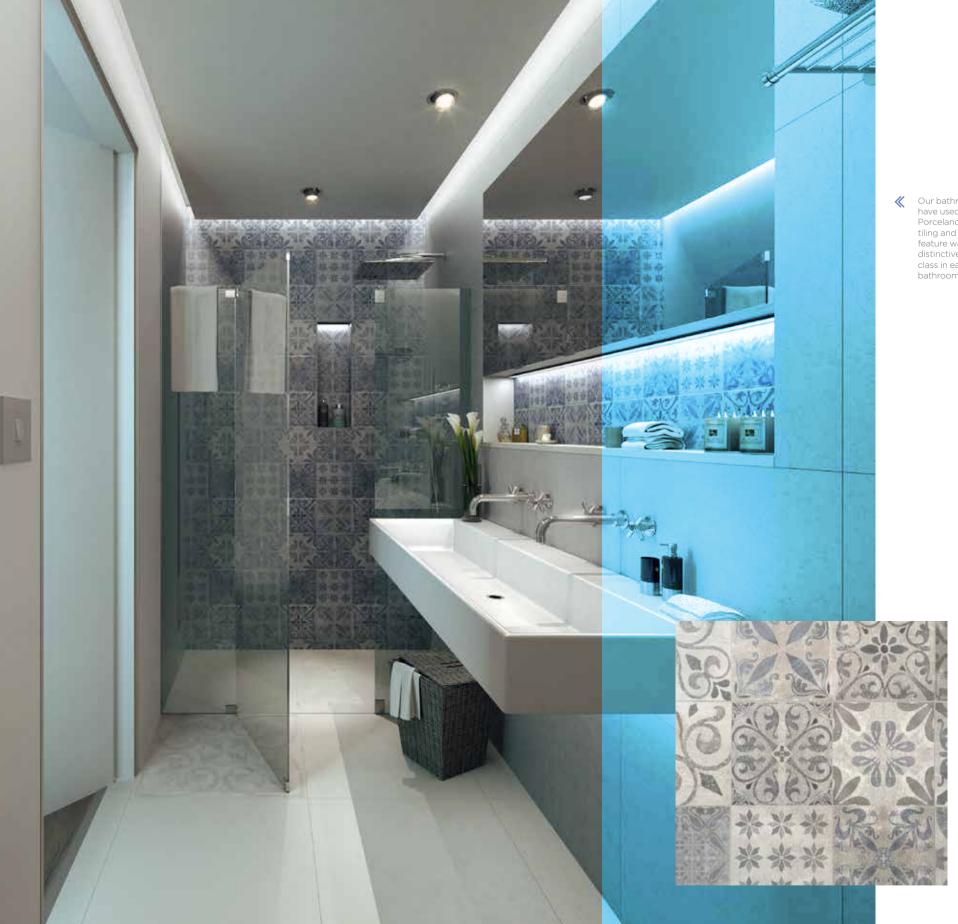


BATHROOMS

Relax, refresh, unwind! Luxury bathing goes back to Roman times and we all love those little moments of private indulgence spent in a beautiful spa or our own elegant bathroom.

The bathrooms in Ferndale House have been created with stylish and timeless white ceramic Laufen sanitary ware. For the luxury-spa feeling we have installed under floor heating and towels are ready warmed for your use on heated towel rails.

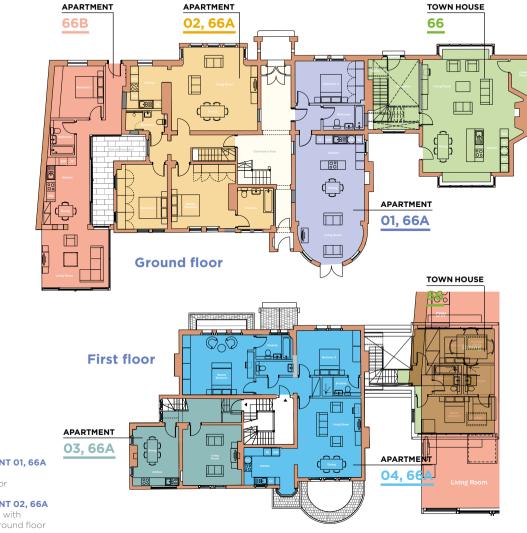
Naturally, the showers at Ferndale House are easily controlled by use of clever thermostatic regulators, which ensure your comfort, your enjoyment and are also kind to the environment. We have specified contemporary frameless screens for our showers.



Our bathroom designers have used large format Porcelanosa porcelain tiling and subtle accent feature walls to reflect distinctive quality and class in each unique bathroom.

FLOORPLANS

APARTMENT **01, 66A**



APARTMENT 01, 66A 1 bedroom, ground floor

APARTMENT 02, 66A 2 bedroom with en-suite, ground floor

APARTMENT 03, 66A 2 bedroom duplex with en-suite, first and second floor

APARTMENT 04, 66A 2 bedroom with en-suite, first floor

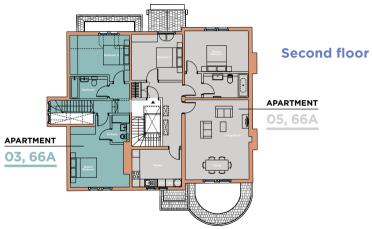
APARTMENT 05, 66A 2 bedroom, second floor

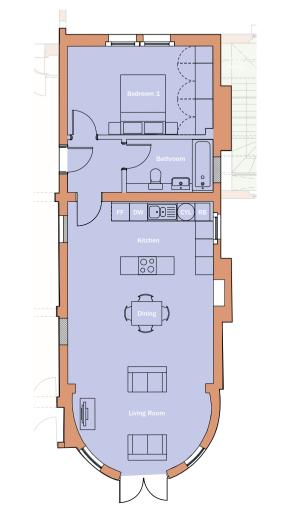
TOWNHOUSE 66 2 bedroom duplex

with en-suite, ground and first floor

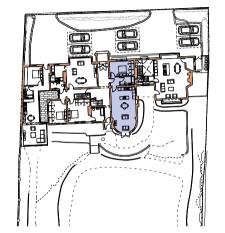
APARTMENT 66B

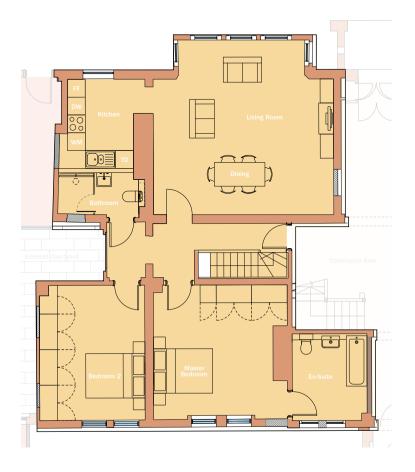
1 bedroom, ground floor





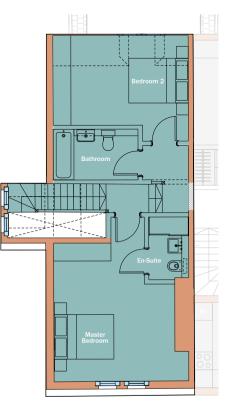
Internal area	66 sqm.	710.2 sqft.
Living/Dining/ Kitchen	9.2 x 4.9m	30'3" x 16'1"
Master Bedroom	3.0 x 4.9m	9'10" x 16'1"





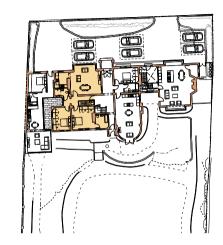
	A	
	/=====	
	Living Room	
Kitchen		
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First floor

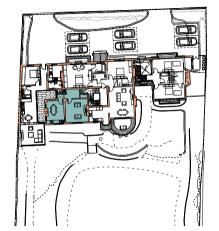


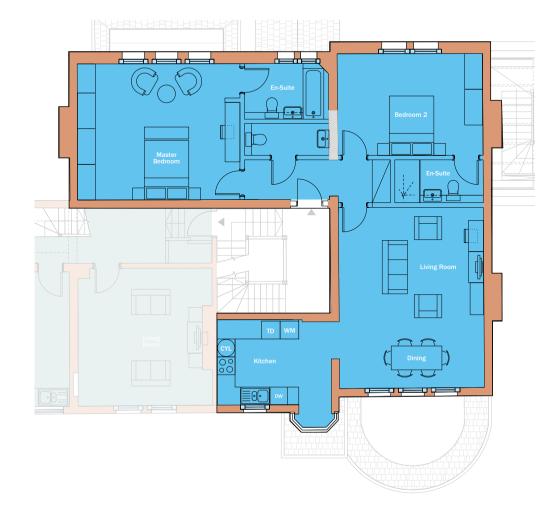
Second floor

Internal area	100 sqm.	1079 sqft.
Living/Dining	5.9 x 6.1m	19'4" x 20'
Kitchen	2.5 x 3m	8'2" × 9'10"
Master Bedroom	4.4 x 4.6m	14′5″ x 15′1″
Bedroom 2	3.6 x 4.6m	11' x 15'1"

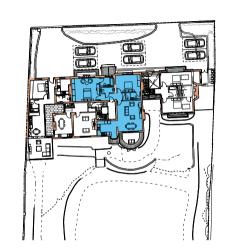


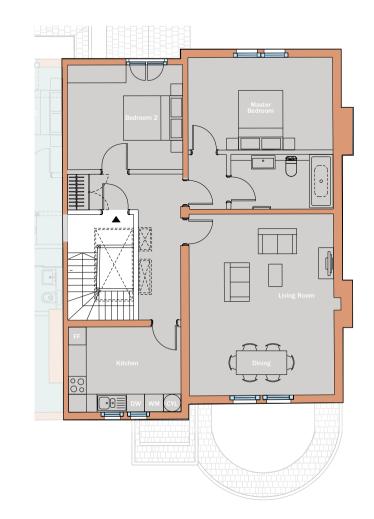
Internal area	45.4 sqm.	1079 sqft.
Living	4.5 x 4.6m	14'9" x 15'1"
Kitchen/Dining	3.6 x 4.5m	11'10" x 14'9"
Master Bedroom	4.6 x 4.5m	15'1" x 14'9"
Bedroom 2	3.0 x 4.6m	11'10" x 15'1"



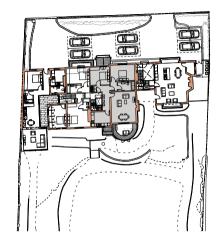


Internal area	106.5 sqm.	1146.6 sqft.
Living/Dining	4.9 x 6.1m	16'1" x 20'
Kitchen	3.6 x 2.9m	11′10″ × 9′6″
Master Bedroom	5.5 x 4.6m	18'1" x 15'1"
Bedroom 2	3.4 x 4.9m	11'2" x 16'1"



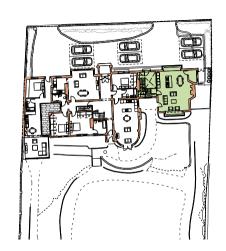


Internal area	93.9 sqm.	1010.6 sqft.
Living/Dining	4.9 x 6.1m	16'1" x 20'
Kitchen	3.8 x 2.9m	12'6"x 9'6"
Master Bedroom	3.5 x 3.9m	11'6" x 12'10"
Bedroom 2	4.9 x 3.8m	16'1"x 12'6"



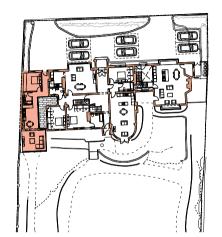


Internal area	76.4 sqm.	821.9 sqft.
Living/Dining/Kitch	en 9.4 x 6.6m	30'10" x 21'8"
Master Bedroom	6.4 x 2.8m	21′ × 9′2″
Bedroom 2	6.4 x 2.6m	21′ x 8′6″





Living 4.7 x 4.2m 15'5" x 13'9 Kitchen/Dining 3.1 x 4.8m 10'2" x 15'9			
Kitchen/Dining 3.1 x 4.8m 10'2" x 15'9	nternal area	65.1 sqm.	700.7 sqft.
	iving	4.7 x 4.2m	15′5″ x 13′9″
Master Bedroom 3.5 x 3.7m 11'6'' x 12'2''	Kitchen/Dining	3.1 x 4.8m	10'2" x 15'9"
	Master Bedroom	3.5 x 3.7m	11'6" x 12'2"



SPECIFICATION

Kitchen

a modern Futura

- Fridge/freezer

induction hob

Combined washer/drver

position situated within

hall cupboard, appliances

Note: Variances occur between

apartment types. Please refer

to the sales team for individual

apartment kitchen schedule.

— Dishwasher

waste storage

not provided.

handle-less kitchen.

20mm thick Caesarstone

Floors

 High quality engineered timber floor finish to all reception rooms with bedrooms fully carpeted.

Doors

- worktop and splash backs Entrance door in hardwood steel sink. and high quality door furniture, including cylinder night latch.
- Painted internal doors with frames and high quality handles.

Wardrobes

Bespoke wardrobes with veneer doors, with internal fittings to include a high level shelf, hanging rail and internal lighting.

Heating

 Thermostatically controlled under-floor heating to all living kitchen areas with radiators in bedrooms.

Electrical

• 5 amp lighting and 13 amp power circuits.

Lighting

- Lighting will generally comprise low voltage LED luminaires throughout.
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and master bedrooms.

Bathrooms

- The kitchens will feature White ceramic washbasins. Bespoke wall mounted fully mirrored cabinet with
- shaver sockets. White wall mounted WC with under mounted stainless with soft close seat and dual push
- button flush. Siemens Integrated appliances: Walls finished with large format porcelain tiles
- Multi-function electric with feature walls. oven and separate Large format porcelain floor built-in microwave
- tiles and wet-rooms — 4-burner electric
- Integrated extractor fan. Glazed shower screens.
- Compartmentalised High quality chrome
 - finish brassware Heated towel rails.
 - Under-floor heating.
 - apartment types. Please refer to the sales team for individual apartment bathroom schedule

- Technology
- High-Definition TV: Your home is ready-cabled for HD and 4K. With additional components based on your requirements your TV will be ready to take full advantage of the growing number of services offering this technology.
- Television (Freeview and SkyHD) points to reception rooms and all bedrooms.
- Telephone and data points to all reception rooms and master bedrooms*.

Security

- Video entry phone to all apartments
- Mains supply smoke and heat protection system.
- Cycle storage.
- All apartments will be sold with a share of the freehold
- A service charge will be payable to cover the costs of estate and building management, building
- All apartments except

Note: Variances occur between apartment types. Please refer to the sales team for individual apartment bathroom schedule. *Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner.

Thermostatically controlled showers.

- General Note: Variances occur between
 - maintenance and insurance.
 - 66B come with one allocated parking space.

a representation of fact. Prospective purchasers layouts have been taken from plan and may vary as construction takes effect. Any plans shown are for guidance purposes only. Any specification shown is into a binding contract and are also advised to check current availability with the local office prior to making a journey. All interior images are computer generated and should be used as a guide only, details may vary.





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