



200 YEARS OF REFINED HERITAGE

CAMDEN ST BIRMINGHAM



Maguire Jackson™
BIRMINGHAM

1823 - 2023

A RESTORED RARITY

OLD HEATON HOUSE HAS BEEN A FIVE-YEAR LABOUR OF LOVE. DESIGNED & RESTORED BACK TO ITS FORMER GLORY BY ELEVATE PROPERTY GROUP, IT IS NOW A MAGNIFICENT, ONE OF A KIND PRIVATE RESIDENCE IN THE HEART OF BIRMINGHAM'S HISTORIC JEWELLERY QUARTER,

BEAUTIFULLY ATTIRED WITH IMPECCABLE CRAFTSMANSHIP, OLD HEATON HOUSE HAS BEEN FURNISHED IN KEEPING WITH ITS UNIQUE GEORGIAN HERITAGE AND REMADE WITH A UNIQUE BLEND OF THE FINEST QUALITY MATERIALS & STATE-OF-THE-ART TECHNOLOGY.

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HEATON

HOUSE

Maguire Jackson
BIRMINGHAM

THE ACCOMMODATION

HISTORIC DOUBLE FRONTED 5 BEDROOMED
GENTLEMEN'S RESIDENCE

3,455 SQ.FT (321 SQ.M)
LOVINGLY AND SENSITIVELY RESTORED
'INTERIOR DESIGNED' THROUGHOUT

IMPRESSIVE RECEPTION HALL WITH STONE STAIRCASE
CLOAK ROOM AND WC / SHOWER ROOM
SUPERB KITCHEN WITH ISLAND AND ADJOINING LAUNDRY / UTILITY
TWO GRAND RECEPTION ROOMS

PRINCIPLE BEDROOM WITH DRESSING ROOM AND
EN SUITE BATH / SHOWER ROOM
GUEST BEDROOM WITH EN SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS
SUPERB BATHROOM WITH FREE STANDING BATH

PRIVATE GATED ENTRANCE
PARKING / TURNING SPACE TO FRONT
LARGE GARAGE TO SIDE (7M X 6M) - 42 SQ.M / 451 SQ.FT
TERRACE TO REAR
BASEMENT STORAGE



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HEATON
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HOUSE

CAMDEN ST, BIRMINGHAM

GRADE II TO GRADE A

OLD HEATON HOUSE IS A CAREFULLY CURATED LIVING SPACE, CREATED WITH HIGH SPECIFICATION MATERIALS, TRADITIONAL FINISHES, SANITARYWARE, PAINTWORK AND MODERN APPLIANCES.

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LUXURY KITCHEN



A BRITISH TRADITION

FROM BEAUTIFUL HERRINGBONE PARQUET FLOORING TO WINCHESTER CAST IRON BATHS, EVERY FINAL DETAIL OF INTERIOR DESIGN AND TRADITIONAL DECORATION HAS BEEN CONSIDERED IN BRINGING THIS STUNNING AND UNIQUE VILLA BACK TO LIFE.







DINING SPACE



LOUNGE DETAILS

OPULENT REFINEMENT

ALL THE PRINCIPAL ROOMS ARE WELL PROPORTIONED
WITH HIGH CEILINGS AND DETAIL NOT USUALLY
ASSOCIATED WITH CITY CENTRE LIVING - BUT MORE
AKIN TO THAT OF A GRAND STATELY HOME.

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HEATON

HOUSE



QUINTESSENTIAL STYLE

THE GRAND MASTER BEDROOM SUITE HAS A STUNNING HIGH CEILING, A DRESSING AREA AND A OPULENT EN SUITE BATH / SHOWER ROOM.



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MASTER BEDROOM

MASTER BEDROOM DETAILS



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GUEST SUITE

GUEST ENSUITE



ADDITIONAL BEDROOM

GENTRIFIED REFINERY

THE GUEST SUITE HAS ITS OWN EN SUITE SHOWER ROOM WHILST THE FURTHER THREE BEDROOMS SHARE THE BEAUTIFULLY APPOINTED FAMILY BATHROOM.

ATTIC STUDY



ADDITIONAL BEDROOM



CAMDEN ST, BIRMINGHAM



THE FINER DETAILS



DESIGNED BY ELEVATE PROPERTY GROUP
IN ASSOCIATION WITH VANTAGE & CO.

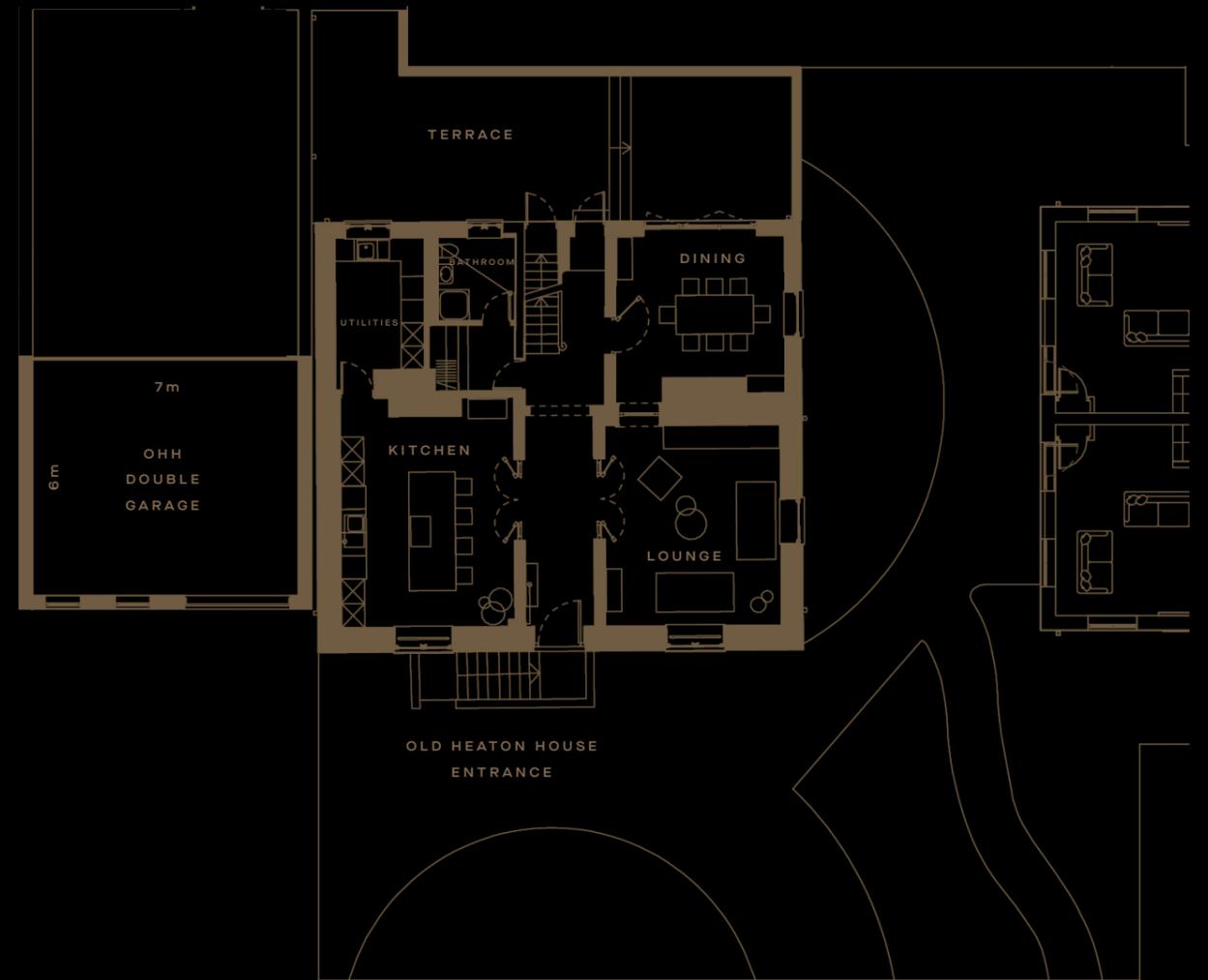
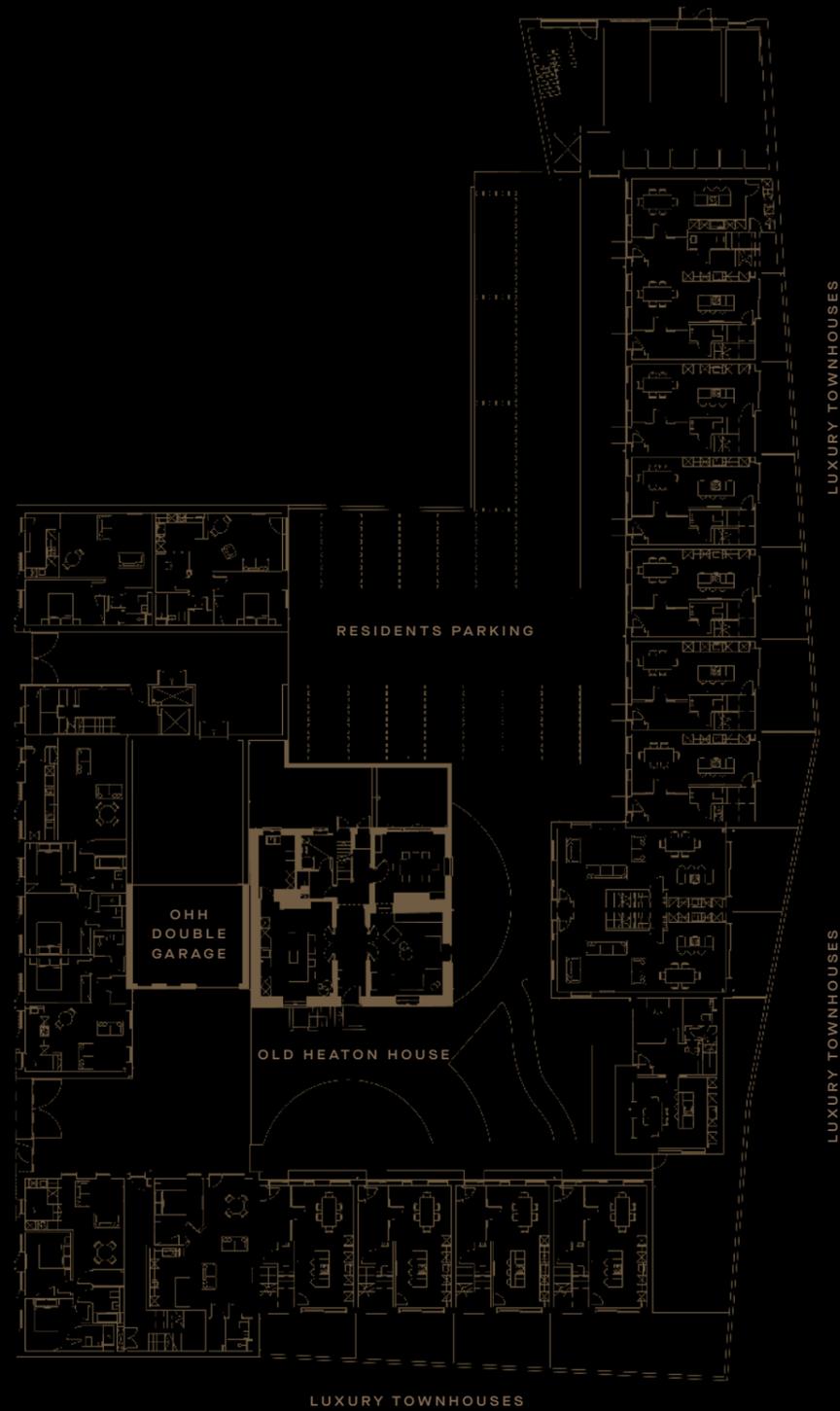
VANTAGE & CO.



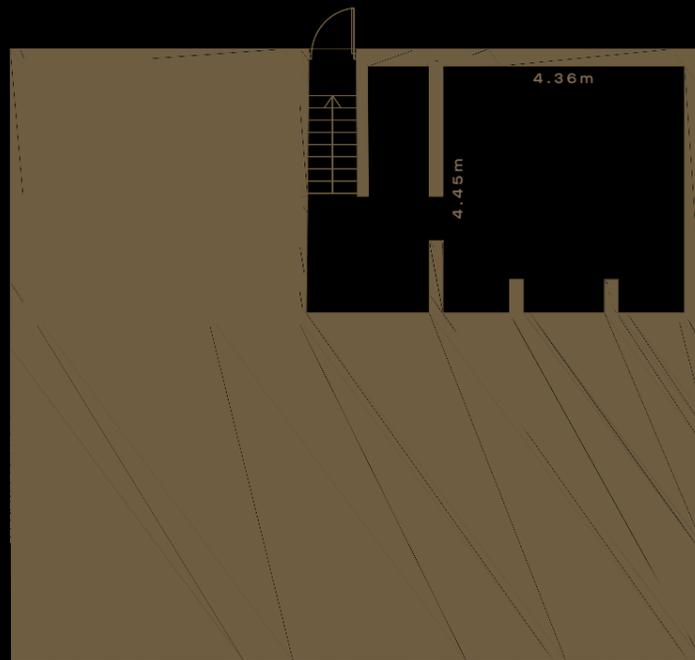
HEATON

HOUSE

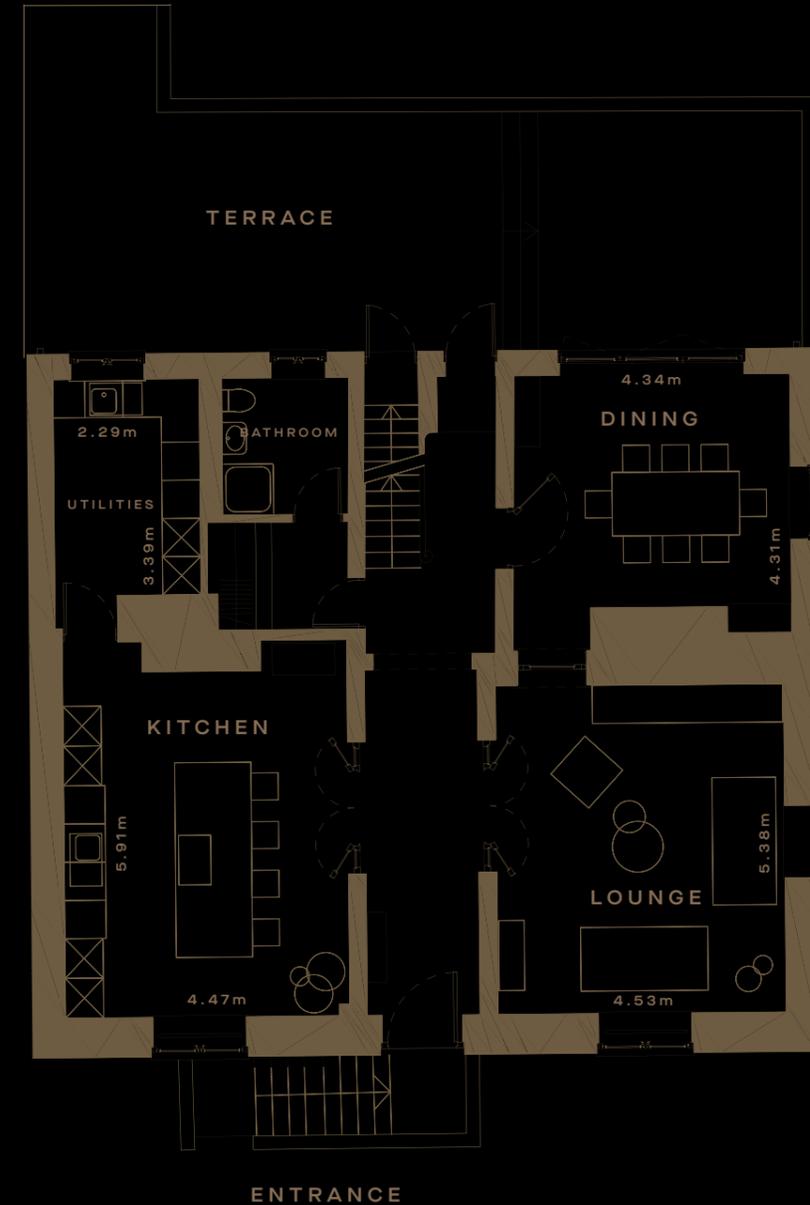
SITE PLAN



BASEMENT LEVEL



GROUND FLOOR

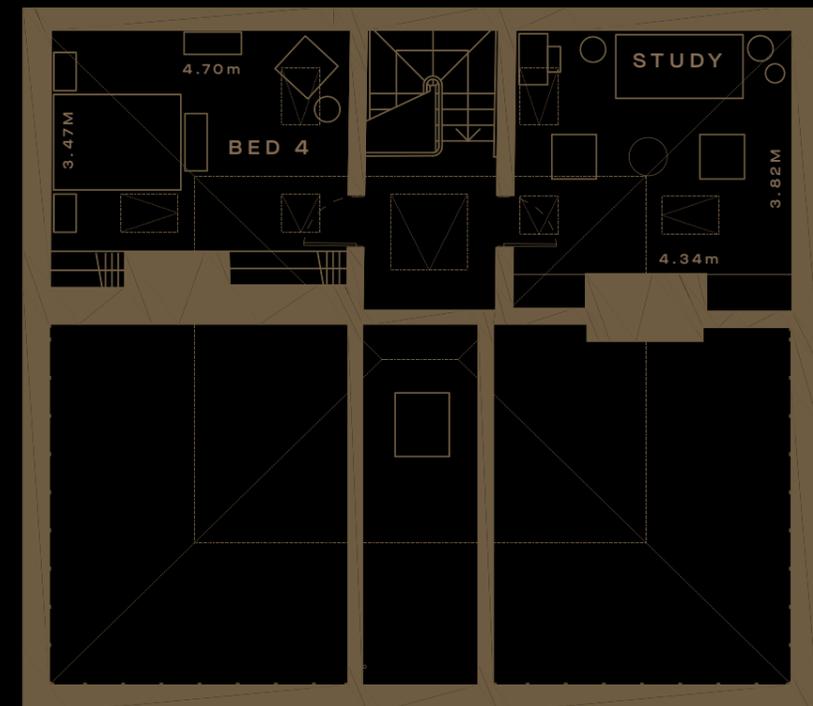
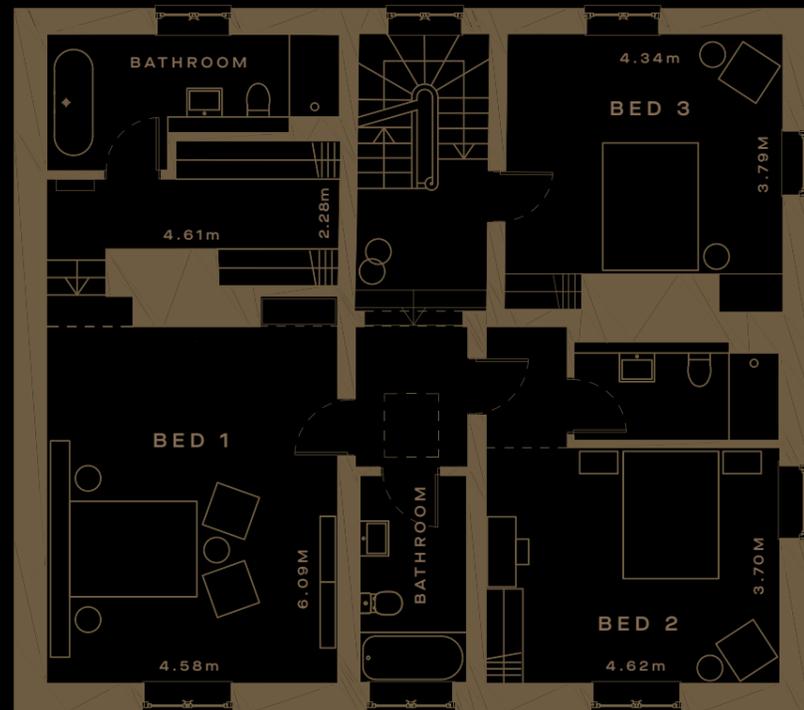


DISCLAIMER

These floor plans are for guidance purposes only and were prepared from preliminary plans and indicative layouts before the completion of the properties. Wardrobes and furniture as shown are not included but are merely a guide and an indication of suggested layout. Please note kitchen and bathroom layouts are also an indicative layout. Please ask for more detailed drawings when available. Prospective purchasers should not rely on this information and must ensure their solicitor checks the plans and specification attached to their contract. Apartment plans are deemed to be correct but precise details may vary. Internal area is accurate to within 5%.

FIRST FLOOR

SECOND FLOOR



THE FINISH

SERVICES	All standard mains services, gas, water and electric.
HEATING AND HOT WATER	Gas powered central heating system via freestanding cast iron radiators with towel rails to all bathrooms. Hot water generated via electric hot water cylinder.
ELECTRICAL	Satin screwless black range sockets and switches by Knightsbridge throughout.
KITCHEN	Matt lacquered 'black/green' cabinetry and furniture throughout kitchen with black handle-less detailing to tall units. Titanium grey internal carcass finish. Quooker Fusion boiling tap in matt black. 30mm Silestone Quartz worktops to kitchen in 'Et Noir' finish. Quartz waterfall island panels with continuous vein matching. Full height matching Silestone splashback on sink run of worktop. Recessed drainer area. Franke and Siemens appliances incorporating a vented induction hob to the island. Recessed LED lighting to underside of wall units and seating niche on the rear of the island. Utility: Ultramatt Black finish to cabinetry with 40mm dark marble effect laminated worktops and wall panels.
SANITARYWARE	Sanitaryware throughout supplied by CP Hart WC Area 1: Canova Royal 60 Basin with Canova Royal Pedestal, Visign for style 20 Flush Plate, Winchester Bath WC Area 2: 1930 Wall Hung Pan, 1930 White Seat and cover hinges SS octagonal seat, Visign for style 20 flush plate. Freestanding Bath Area: Winchester bath 1700x780mm, CP Hart Winchester Claw Feet Cast Iron, Totti Bath Shower Mixer, Crosswater Bath Legs Floor Standing Chrome. Inset Bath Area: Jazz Four Steel Bath, Totti 3 Handle Trimset Chrome, Hart Thermostatic Triple Control Shower. Shower area: Roman Standard white shower tray, Totti 3 Handle Trimset Chrome, Designer Golf Wall Outlet, Central 300mm Fixed Head Brass, Frahm Fixed Panel, Wall Fixings & Support Bar, Matt Black Clear Glass, Innov8 One Door Quad in Black. Additional bathroom accessories: Central Toilet Roll Holder, BJ5 Electric Brass Towel Rail, Hoxton Cross Bevelled Oval mirror, Buxton Large LED Wall Light.
DOORS	Bespoke 4 panel doors with ironmongery throughout, fire treated as applicable.
SKIRTING AND ARCHITRAVE	Victorian style skirting throughout of varying sizes, 300mm to ground floor, 150mm to upper floors.
DECORATION	All rooms either with feature wallpaper or paint by Farrow & Ball.
CERAMIC TILING	Tiles throughout from Parkside Tiles.
FLOORING	Carpets by Jacaranda in bedrooms, Havwoods Herringbone wood floor throughout other than in wet areas.
DOOR ENTRY	Private access to front and rear of property, gate access control to reception hall.
TV DISTRIBUTION	Digital aerial and signal distribution to each TV point.
TELEPHONE AND DATA	Equipped and ready for buyers choice of provider.

CAMDEN ST, BIRMINGHAM



LOCATION

Old Heaton House is situated in the heart of Birmingham's historic Jewellery Quarter with the main city centre hub a short 5 minute stroll away.

Old Heaton House
Camden Street
Birmingham, B1

CULTURE

- 01 The NIA
- 02 Brindleyplace
- 03 ICC & Symphony Hall
- 04 Library of Birmingham
- 05 Ikon Gallery

LEISURE

- 06 Hotel du Vin
- 07 Grand Hotel
- 08 The Ivy
- 09 The Alchemist
- 10 Purnell's (Michelin-star dining)
- 11 Paradise Birmingham

LIVE

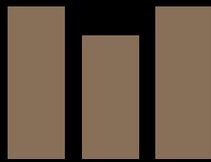
- 12 Bullring
- 13 Selfridges
- 14 The Mailbox
- 15 Grand Central

WORK

- 16 Aston University
- 17 Digbeth Estates
- 18 Colmore Business District
- 19 One, Two, Three Snow Hill
- 20 HSBC HQ
- 21 HS2 Curzon Station

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