

THE MODERN HOUSE



Birmingham, West Midlands
Sold

Moor Green Lane

This wonderfully original Art Deco home lies in the sought-after Birmingham suburb of Moseley. Characterised by signature details emblematic of its architectural period, striking white rendered elevations punctuated with gentle curved Crittall windows are set under a dark flat roof. The internal living spaces extend to over 1,850 sqft across two storeys, with a self-contained studio space set in private landscaped gardens at the rear. Occupying a quiet residential pocket of the city, the location offers easy access to the green open space of Highbury Park, just a few minutes walk away. The cultural highlights of the city centre are also within easy reach, alongside the mainline station at Birmingham New Street, connecting to central London in under 90 minutes.

The Tour

The distinctive architectural profile forms a striking impression from the street level. Positioned on an attractive corner plot, the house is set back from the road and surrounded by private wild meadow gardens. A driveway provides off-street parking for two vehicles in addition to the integral garage leading up to the primary entrance set on the westerly aspect.

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A beautifully bright central circulation space provides access to the primary living spaces on the ground floor. On the floor, heated grey slate runs underfoot, while clean white walls create a pleasing aesthetic continuity. Frameless glass doors lead to a versatile room that can be used as a snug study or playroom. The room has deep inset bookshelves spanning one wall and steel-framed windows across the back wall.

A split-level dining area connects conveniently to the naturally bright kitchen. A curved Crittall window forms a centrepiece, drawing in a beautiful quality of soft, natural light. Parquet flooring runs through this space, and full-height open shelving forms a sculptural division, elegantly circling back to the central entrance hall.

Housed within the southerly wing of the house, the modern kitchen has been well organised to serve the needs of daily family life. It is defined by its clean lines of joinery, which house appliances and create plenty of space for cooking and food preparation. The low-level ribbons of fenestration frame wonderful views of wildflowers in the side gardens. Adjacent to the kitchen is a utility and laundry room, offering convenient access to the exterior side passage.

A large living room is positioned on the northerly side of the ground floor, with large expanses of glazing looking out to the rear gardens. An open-plan music room leads out to the terrace through a pair of beautifully retained steel-framed doors.

A central staircase with the original hardwood handrail ascends to the upper storey, where there are three double bedrooms, one single and a family bathroom. Each bedroom is equipped with ample storage space, and the main bedroom has an adjoining dressing room and en suite shower room. From one of the bedrooms, there is access to a large corner balcony that wraps around the curvature of the northerly façade, overlooking the gardens and surrounding tree canopies. Planning permission has been granted for extending the house, including adding a bedroom, extending the kitchen, and enlarging two bedrooms, details of which can be found [here](#).

Externally, the double garage is currently organised as a creative workshop, with a power supply and a good amount of natural light.

Outdoor Space

Wildflower grasses abound the side and front gardens. The tiered rear gardens are rich in colour throughout the seasons, abundant with acers and copper beech trees, inviting plenty of local birdlife and a welcome dappled shade in summer. Mature hedging creates good levels of privacy. White-rendered walls form the flower beds surrounding the lower terrace, chock full of ferns and perennials. This is a quiet space to eat and socialise in spring and summer. Two outbuildings along the side passage provide additional external storage.

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The Area

Moseley is a popular neighbourhood on the outskirts of Birmingham. Open green space is minutes' walk away. Moor Green Lane is perched beside the rolling greens of Highbury Park, a beautifully tended parkland in the grounds of the grand 1870s residence of the Lord Mayor.

The well-appointed high street is on the far side of the park with a range of major shops and independent cafes, shops and restaurants, including The Early Bird Bakery, The Heath Bookshop, Loco Lounge and Grace + James. The centres of Bournville and Selly Oak are also close by.

A walk along the River Rea leads to the Midlands Art Centre set beside the expansive greens and boating lake of Cannon Hill Park, which has a popular café, cinema and exhibition space, currently hosting Grayson Perry's Art Club exhibition. Edgbaston Cricket Stadium is just across the street.

The centre of Birmingham is easily accessible. Its intricate waterways wind throughout the city and along the Fazeley Canal, connecting a series of lively neighbourhoods, including the ever-popular Jewellery Quarter. The Quarter earned its name in the nineteenth century as the largest concentration of jewellery manufacturers in Europe. At one point accounting for 40 percent of the jewellery manufactured in the UK, this area of unique character has been described by English Heritage as a 'national treasure' and as having a 'particular combination of structures associated with jewellery and metalworking which does not seem to exist anywhere else in the world'. Nestled amongst these businesses are a variety of independent bars, restaurants, coffee shops, florists, chocolatiers and home furnishers.

Southside and Digbeth, dubbed one of the 'Coolest neighbourhoods in Britain' by the Sunday Times, are also easily reached.

The house lies within the catchment of Moor Green Primary School, rated "Outstanding" by OFSTED and just a two-minute walk from the house. The area has several excellent secondary schools too.

There are nearby bus routes running services into central Birmingham in less than half an hour. Bournville is the nearest station running trains into Birmingham New Street in under 15 minutes, which connects to central London in around 90 minutes. New train stations are being built in Moseley and Kings Heath due to open at the end of 2023, which will provide a station within walking distance to the city centre.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.