



Lordswood Road, , Birmingham, B17 9QT

- Beautifully Presented Period Townhouse
- Central Harborne Location Within Excellent Proximity to the High Street
- Thoughtfully Modernised Throughout
- Excellent Access Links to QE Medical Complex and Birmingham University
- Five Double Bedrooms
- Over 2300 Square Feet of Internal Accommodation
- Large and Secluded Rear Garden
- EPC Rating - TBC

Offers In The Region Of £795,000



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A beautifully presented and extremely spacious period townhouse situated in the centre of Harborne Village in immediate proximity to the High Street and the wonderful amenities on offer. This deceptive mid-terraced home provides approximately 2437 square feet of sympathetically modernised accommodation that retains plenty of original character, boasting five large double bedrooms across three floors. Additionally benefitting from an equally large and secluded rear garden.

The property provides gas central heating, and is set back from the road elevated above street level via block paving with steps up to the property entrance.



As you enter the property a grand hallway has retained the original tiling, and includes a staircase to the first floor, with access to a partly tiled guest cloakroom, the rear garden and a cellar that is well maintained and perfect for storage.

The traditional front and rear reception rooms include large bay windows providing plenty of natural light and statement feature fireplaces. A spacious breakfast kitchen leads towards the rear of the property with underfloor heating throughout that continues through to the utility room and ground floor wc, with a large side bay window that also provides an abundance of natural light, with ample space for a breakfast table and chairs. The kitchen comprises wall and base level units with complimentary oak work surfaces and matching up-stand, with an integrated oven, gas hob and extractor fan, integrated fridge freezer and dishwasher whilst also housing the central heating boiler.



The utility room has matching units and work surfaces to the kitchen and includes space and plumbing for washing machine and tumble dryer. Completing the ground floor a UPVC conservatory occupies the rear of the property and includes access and views over the rear garden.



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As you head upstairs, the bedroom accommodation is split across the first and second floor, with light and airy landing areas providing access into five generously sized double bedrooms, all of which include beautifully retained original fireplaces. The internal accommodation is completed with large refitted family bathroom which includes WC, vanity sink unit and a freestanding bath with a large walk-in shower cubicle. In addition two further partly tiled shower rooms service each floor which both comprise WC, vanity sink units

and walk-in shower cubicles with rainfall showers. The shower room occupying the top floor also houses the hot water cylinder.

To the outside, the property is complimented with a beautifully secluded large rear garden which is perfect for the entertainment of family and guests, patio across the side and rear of the property leading to a good sized lawn area, accompanied by a few garden sheds, and established borders

including mature plants and bushes and small trees throughout the garden.

The property is superbly located in the heart of Harborne Village, and this prestigious address is ideal for its close proximity to Harborne High Street, renowned for its boutique shops and high end supermarkets, along with the fantastic array of award-winning eateries and local gastro-pubs that provide a vibrant and bustling social atmosphere and

community culture. Harborne Pool & Fitness Centre is situated just around the corner and this location is perfect for its convenient access to the Queen Elizabeth Medical Complex, Birmingham University and the University Train Station which the latter provides direct access into Birmingham City Centre and the national rail network. The local area is also well renowned for its local school catchment with many local Outstanding Rated Ofsted schools, most notably Harborne Primary, Chad Vale and the Blue Coat school all which are in close proximity.



Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.