



Kuro Koti, Lordswood Road, Birmingham

Kuro Koti, 168 Lordswood Road Harborne BI7 8QH

For those looking for "that" house Kuro Koti offers beautifully finished, contemporary living space with an easy-to-enjoy garden and bags of wow factor.

The Kuro Koti design brief was simple. The property should be contemporary, elegant and pay tribute to the original 1960's cubed house it replaced.

The house has been used as a film and photography location for the last 18 months and has been known as "Gadget HQ" for the previous two seasons of the Gadget Show on Channel 5.



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EPC

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Guide price: £1,750,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G

Location

Harborne village is easily accessible and offers a range of independent stores, boutique shops and a cosmopolitan array of bars and eateries.

A wide range of schools for children of all ages is available in both private and state sectors in the vicinity. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools.

The house is within close proximity of Harborne Primary and Junior School.

There is a well-established sporting presence, with thriving local cricket, rugby, hockey, tennis and golf clubs. Harborne Pool and Fitness Centre is only 0.5 miles away, and Lightwoods Park is a mere 0.7 miles, perfect for walks and relaxation.

There is easy access to the Midlands motorway network at Junction 3 of the M5 or Junction 6 of the M6.



Kuro Koti

Or "black house" was designed in 2018 by award-winning Birmingham architects BPN. With its high-end aesthetic appeal and well-proportioned open-plan spaces it works as the perfect contemporary home.

With no curves, the architectural lines, natural surfaces and the cast concrete terraces fit the brief perfectly. The open plan design and floor to ceiling windows provide uninterrupted views of the generous yet minimal enclosed garden area.

Sitting on a corner plot, Kuro Koti can be accessed from Lordswood Road or Croftdown Road. There is ample parking for five cars to the side of the house and two cars at the front. Electric gates controlled via mobile phone provide access to the large garage and garden.

The front door opens to the stunning open-plan living space. Designed with flow and light in mind this superb home with minimalist design is incredibly flexible in its use.

The impressive reception hallway provides access to the open-plan living space. There is a self-contained home office for privacy and a useful guest cloakroom/WC.

The snug area with woodburner and views of the landscaped garden can either be connected or separated from the main living area with a concealed sliding partition.

The contemporary kitchen is incredibly well fitted with bespoke, handmade cabinetry in a handleless matt finish and with complementing worksurfaces. A superb range of fitted appliances includes a Liebherr wine fridge, Neff fridge, Neff freezer, Neff dishwasher, Elica gas hob and De Dietrich duel ovens and plate warmer. The separate utility, sitting behind the kitchen provides ample space for the larger appliances.





Light and bright reception/living
room



Upstairs

The feature floating staircase rises to the generous first floor landing area where all five of the double bedrooms can be accessed along with the family bathroom.

The large principal bedroom suite is stunning. Bi-fold doors open to an amply-sized sun terrace, the perfect spot for breakfast or bedtime relaxation. Two feature glass walls allow the magnificent en suite bathroom to be admired, this really must be seen to be appreciated. The dual-end bathtub sits to the middle of the space with dual wash hand basins, a separate walk-in shower and a separate WC making bathtime relaxation impossible to interrupt.

Bedrooms two and three also have the benefit of excellently fitted en suite shower rooms. Bedrooms four and five are served by the stunning family bathroom.

All of the bathrooms are fitted with handmade cabinetry and Italian terrazzo tiles.





Magnificent principal bedroom
suite





The minimalist zen garden has been designed by Robert Colbourne as a relaxing outdoor space that is easily maintained.

Outside

The covered outdoor dining area is a haven for relaxation regardless of the weather and flows into the decked sun terrace, perfect for enjoying the warm summer sunshine.

There is a feature pond providing further interest. The large double garage is fitted with a comprehensive work station and there is an electric car charging point.

Services

Lutron lighting system to the entire house, underfloor zoned heating throughout the first floor, mains water, electricity, gas and drainage.





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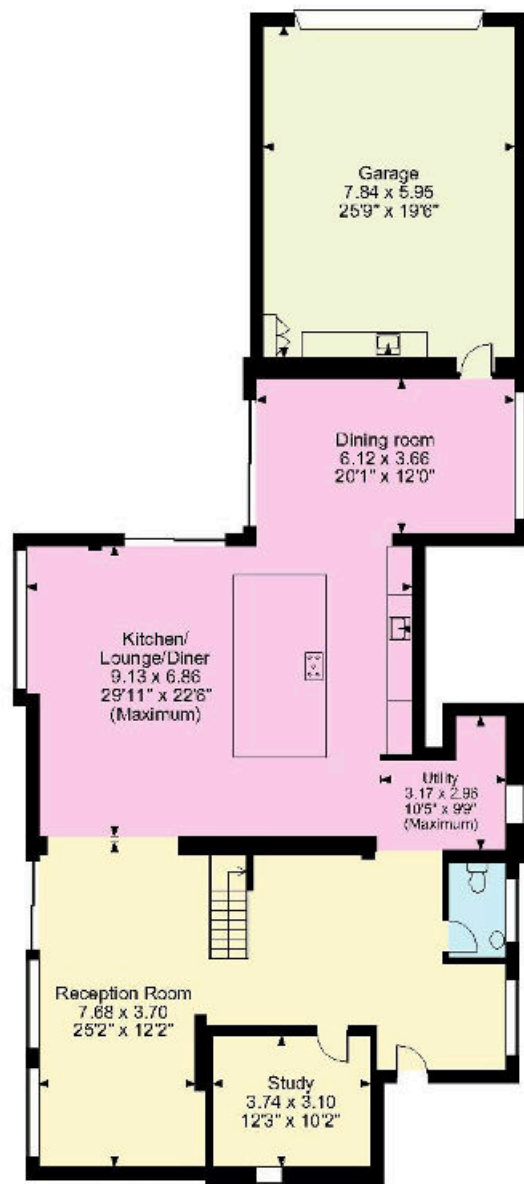
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 342sq.m (3,681sq.ft)

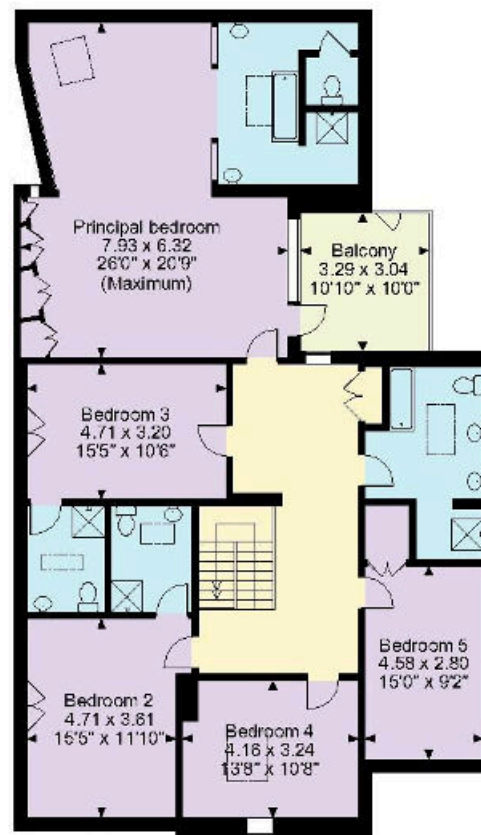
Garage = 47sq.m (502sq.ft)

Balcony external area = 10sq.m (108sq.ft)

Total = 389sq.m (4,183sq.ft)



ground floor



first floor



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I would be delighted to tell you more

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Particulars dated May 2023. Photographs and videos dated May 2023.

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