



**32 LONSDALE ROAD**  
HARBORNE, BIRMINGHAM B17 9RA

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS





# 32 LONSDALE ROAD £725,000

HARBORNE

A beautifully presented four bedroomed, two reception roomed town house with extended kitchen, converted cellar and two parking spaces.

## Situation

Lonsdale Road is ideally situated close to the amenities of Harborne High Street where regular busses to and from the city centre can be found. The highly sought after Harborne Primary School is approximately 360m distant as the crow flies, or a 500m walk. Harborne Pool and Fitness Centre on Lordwood Road is 150m away.

## Description

32 Lonsdale Road is a late Victorian/early Edwardian mid-terraced property which offers a surprising amount of family living space totalling some 1,827 sq ft (170 sq m). The accommodation is set over three storeys (plus a converted cellar) and includes four excellent bedrooms, two bath/shower rooms, two reception rooms and a superb extended rear kitchen.

The property is entered via a solid wood outer front door, leading into an enclosed entrance porch with part glazed inner front door into the reception hall. Modern ceramic tiled flooring runs through the hall, continuing into the dining room and kitchen. There is a useful storage cupboard beneath the stairs, and a fitted cloakroom WC. A door leads down to the converted cellar which has been tanked and dry-lined and makes for an ideal home office or games/playroom. There are extensive fitted cupboards to one wall.

The well-proportioned sitting room has a hole in the wall log-effect gas fire and a wide front facing bay with three timber framed double glazed sash windows. The dining room can comfortably accommodate a table for six and has an attractive period cast iron fireplace with glazed tiled slips. An opening off the dining room leads through into the superb kitchen area which is also accessed via the reception hall.

The kitchen has been comprehensively extended to the rear and provides a sociable and practical space

for cooking, entertaining and relaxing. The kitchen units are in contemporary brushed stainless steel and are neatly contrasted by black granite work tops. There is a breakfast bar with raised glass counter top, an integrated dishwasher, space for a washing machine, five ring gas hob with electric oven beneath, space for American style fridge freezer. The room gains fantastic natural light via uPVC glazed double doors to the garden as well as four Velux rooflights.

On the first floor are two excellent double bedrooms, one to the front and one to the rear, and both bedrooms have two full height fitted wardrobes/cupboards. The family bathroom has slate grey tiling to the floor and partly to the walls and has a bath, wash basin set on dark wood vanity storage unit, WC and tiled shower cubicle. On the second floor are two more double bedrooms, the rear of which benefits from a recent dormer extension providing extra space and headroom. These two bedrooms both have full height fitted wardrobes and are served by a bathroom with slate grey tiling to the floor and partly to the walls, bath, wash basin, WC and chrome towel radiator.

## Outside

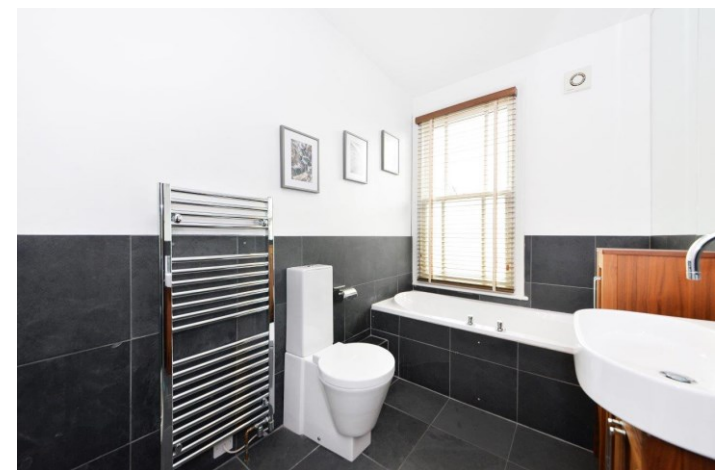
To the front is a brick paved driveway providing parking for two cars. To the rear is a delightful garden with southerly aspect and having a large, paved patio with raised borders, lawn flanked by gravel pathways, Beech hedge archway leading to further garden area with raised beds, bark chippings, flowering shrubs, play area, and timber shed. There is a shared passageway providing front to rear access.

## General Information

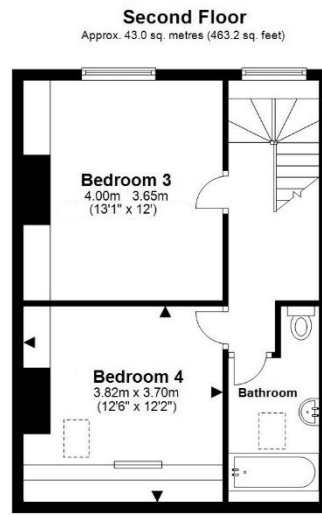
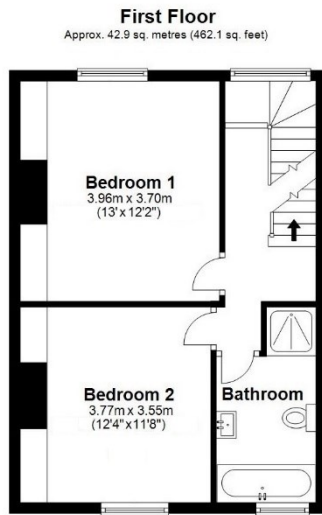
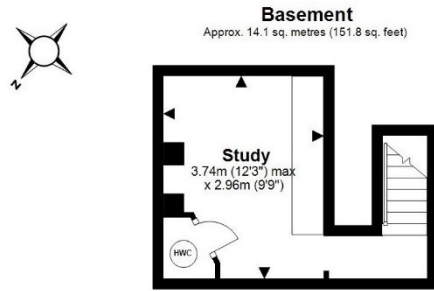
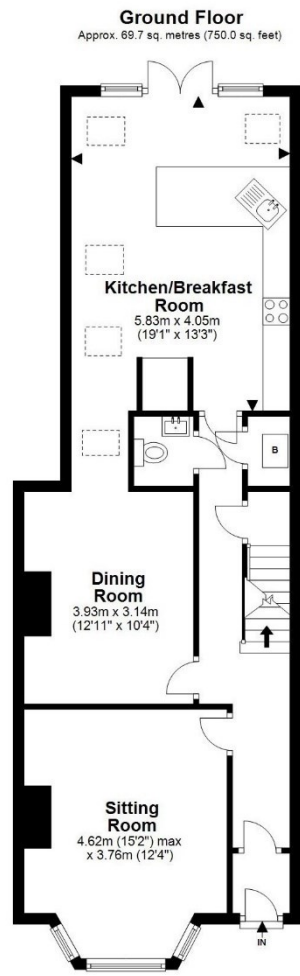
**Tenure:** Freehold.

**Council Tax:** Band E





To view this property call Robert Powell on **0121 454 6930**



Bedroom 4 and Bathroom have some restricted head height

Total area: approx. 169.8 sq. metres (1827.2 sq. feet)

Disclaimer  
Floorplan for illustrative purposes only  
Measurements are approximate and not to scale  
Please re-check all information before making any decisions  
Area excludes any white filled walls  
For more information please contact the agent

**32 Lonsdale Road, Harborne**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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