



**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 buses 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. Recently installed 'Spring Oak' design Karndean flooring runs through the hall, 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 links the dining room with the superb kitchen area which is also accessed via the reception hall, and recently installed 'Fiore' design Karndean flooring runs seamlessly between the dining room and kitchen.

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.

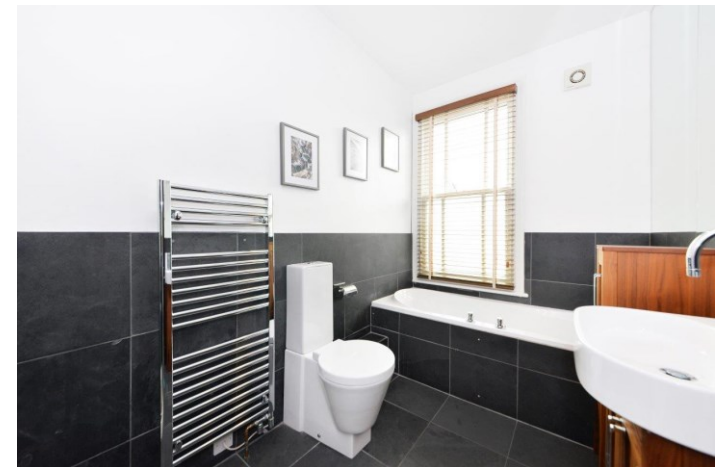
### General Information

**Tenure:** Freehold.

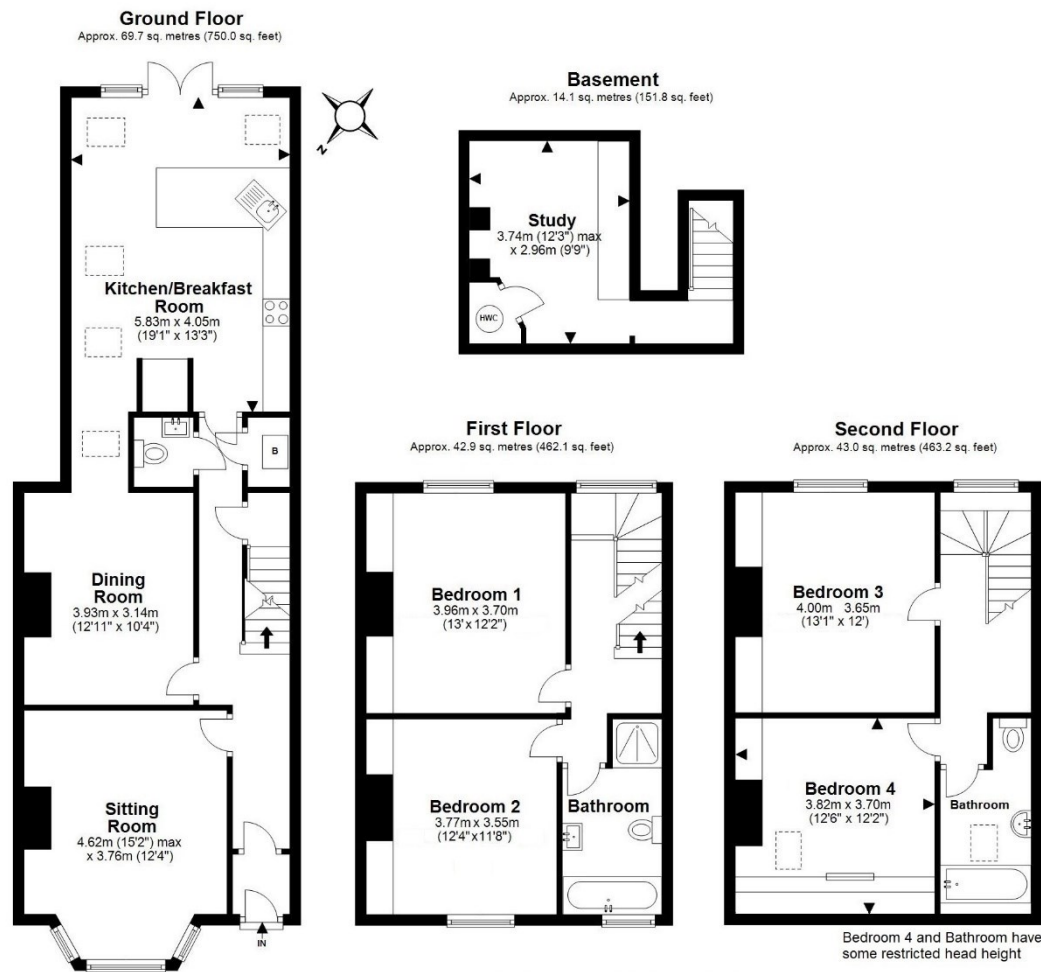
**Council Tax:** Band E

Published April 2025





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



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		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

