



332 LORDSWOOD ROAD

HARBORNE, BIRMINGHAM B17 8AN

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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EDGBASTON, BIRMINGHAM B17 8AN

£1,000,000

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A fine detached family home offering an excellent opportunity to further modernise and extend (subject to any necessary consents), set within a generous sized west facing plot of just under a half of an acre, whilst occupying a popular and convenient residential location within Harborne.

Location

The house is located on the ever popular Lordswood Road, in a most convenient residential location, extremely well placed for access to local amenities within Harborne, Edgbaston and Bearwood. Central Birmingham lies only some 3 miles to the east, whilst access to the Midlands motorway network can be easily found via junction 3 of the M5 which is less than 4 miles away, or via junction 6 of the M6 which is approximately 6 miles distant.

Easy access can be gained to Bearwood High Street offering a variety of shops, whilst Harborne High Street is located only about a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as a chemists, newsagents, in addition to brasseries, restaurants and coffee shops.

Description

332 Lordswood Road is a fine detached family home of traditional brick construction predominantly set beneath a pitched tiled roof, with relief provided by a double projecting bay window to the front façade, and brick chimney stacks. The well laid out living space is set over 2 levels and extends in all to some 2,598 sq. ft. (241 sq. m.).





The property offers a wonderful opportunity for an incoming purchaser to further modernise and potentially extend the existing footprint (subject to any required consents), so as to then create a substantial and fabulous family home. Approached over a deep block paved front drive, providing ample parking, the property also sits in a generous sized plot, facing west to the rear, and extending in all to around 0.40 acre.

On the Ground Floor

A panelled timber door leads into the entrance vestibule, with a further obscure glazed inner door continuing into the central reception hall. There is a cloaks store and separate cloakroom and doors off to the principal reception rooms.

This superb drawing room has a triple aspect, with patio doors leading out onto the covered rear porch, and a feature coloured marble fireplace inset with a coal effect gas fire.

The dining room has a feature curved bay window to the front aspect and feature coloured marble fireplace with a coal effect fire inset. A breakfast room provides access into the kitchen and also opens directly into the conservatory, with French doors opening out onto the rear terrace and enjoying a fine aspect over the west facing gardens.

The kitchen has a tiled floor and walls, fitted base and wall mounted units, worktop areas and twin circular stainless steel sink unit with a mixer tap. Appliances include a Belling range cooker with extractor fan over, Miele dishwasher and half height fridge fridge/freezer. The rear hall/utility room has a double drainer single bowl sink unit with a mixer tap, storage cupboards, and also houses the Vaillant central heating boiler. There is a WC and separate storeroom and an access door to the side passage, in addition to access through into the double garage at the front.





On the First Floor

From the reception hall a staircase continues up to the first floor landing, with doors leading off to the principal bedroom accommodation, and with an access hatch to the roof space. There are four double bedrooms (3 with fitted wardrobes), as well as a family bathroom with a panelled bath, wash hand basin in a vanity unit and a WC. There is a separate shower room with a shower cubicle, wash hand basin in a vanity unit, and a WC.

Outside

The deep set block paved front drive provides ample off road parking for several cars and with access to the double garage. Useful secure side access, to either side of the property, lead around to the rear and joins to an extensive paved seating terrace. There is a large, raised fishpond and an expansive level central lawn beyond, with well planted borders and a number of splendid mature trees.

The delightful gardens are situated mainly to the rear of the property and enjoy a private west facing aspect, and in all extend to around 0.40 acre in total.

General Information

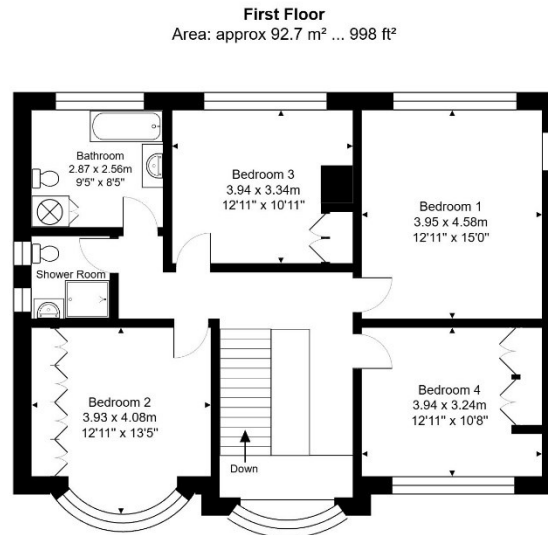
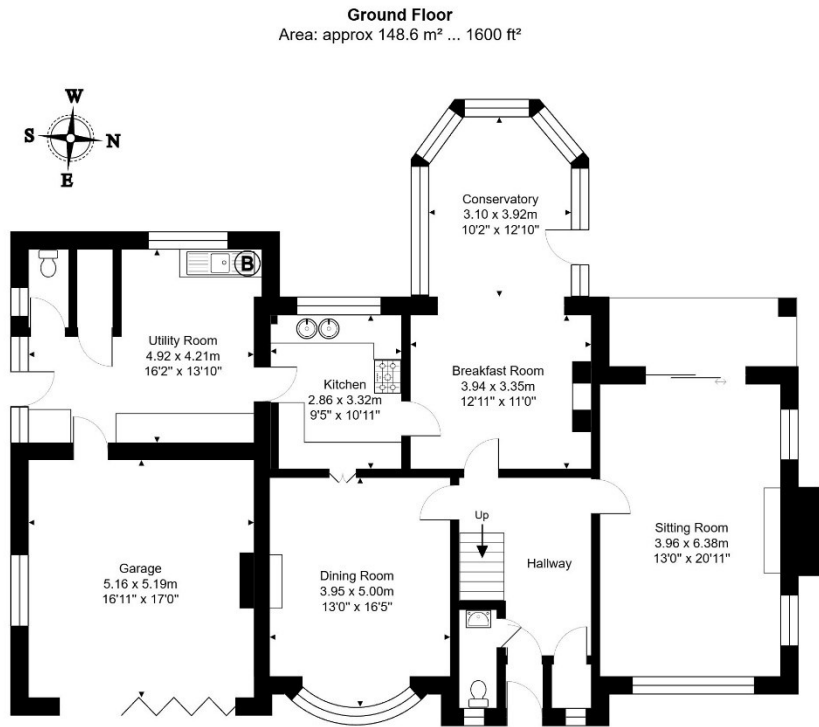
Tenure: The property is understood to be freehold. The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Council Tax: Band G

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332 Lordswood Road, Harborne, Birmingham, B17 8AN.

Total Area: approx 241.3 m² ... 2598 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	49 E	
21-38	F		
1-20	G		

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