



Lelant Grove, Birmingham, B17

Offers Over £500,000

McHugo Homes

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**MCHUGO**  
HOMES



- Three bedrooms
- Semi detached house
- Cul de sac location
- Refitted kitchen
- Living and dining rooms
- Study, utility and downstairs WC
- Modern bathroom
- Spacious driveway

Welcome to this splendid family home located in the serene cul-de-sac of Lelant Grove, Harborne. This property offers an ideal blend of contemporary design and practical living spaces, making it the perfect choice for modern families.



### Property

Upon entering, you are greeted by a welcoming hallway that leads to three distinct reception rooms. The spacious living room is perfect for relaxation and family gatherings, while the elegant dining room provides an excellent setting for formal meals and entertaining guests. Additionally, the home office/study offers a quiet retreat, ideal for remote work or study.

The heart of this home is undoubtedly the gorgeous and stylish fitted kitchen. It boasts high-quality appliances, ample countertop space, and sleek cabinetry, ensuring that cooking and meal preparation are a joy. Adjacent to the kitchen is a practical utility room, providing extra storage and laundry facilities, keeping your main living areas clutter-free, with a well-placed downstairs WC catering to the needs of a busy household.

Upstairs, you will find well-proportioned bedrooms that offer comfort and tranquility. Each room is designed with space and functionality in mind, making it easy to personalise and create your own oasis. The modern family bathroom is beautifully appointed, featuring contemporary fittings and fixtures.

The former garage has been cleverly converted, partly into a store, adding valuable storage space to the property. Outside, the ample driveway ensures plenty of off-road parking for multiple vehicles. The private rear garden is a true haven, perfect for outdoor relaxation and family activities. It features well-maintained lawns and mature planting, providing a peaceful and secure environment. This home is equipped with double glazing and gas central heating (where specified), ensuring year-round comfort.

### Area

Nestled within a short walk of Harborne's finest amenities, one of Birmingham's most sought-after neighbourhoods, Lelant Grove is a cul de sac which presents an exceptional opportunity to experience the best of both worlds - the tranquillity of a private enclave and the convenience of easy access to Harborne's increasingly vibrant amenities.

Situated just off Harts Green Road, this cul de sac is a convenient walk from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Foodhall and Waitrose, along with a plethora of independent restaurants and eateries. Plus Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre via arterial road and transport links, such as A456 connection to M5 access and close to M5 and University train station links to city centre. Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, and a very short walk to Baskerville School, with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools a short commute.

Leisure facilities nearby include Harborne Pool & Fitness centre, Harborne golf club a nine iron drive away, The Edgbaston Priory Tennis and Squash club, host to prestigious tennis events, and Edgbaston Golf club. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short journey away.

### Approach

Brick paved front driveway, low level walls to boundaries, shale flower bed, doors to garage and porch.

### Porch

Obscure double glazed windows, ceiling light point, door to:

### Entrance Hall

Laminate flooring, ceiling light point, access to understairs storage, radiator, doors to:

### Living Room

Garden facing double glazed bay window, carpeted, radiator, ceiling light point with decorative rose surround and coving, power points.

### Dining Room

Front facing double glazed bay window, carpeted, radiator, ceiling light point and coving, power points.

### Study

Carpeted, pitched ceiling with two 'Velux' skylights and recessed downlighters and further light point, power points, carpeted.

### Breakfast Kitchen

Range of wall and base mounted cabinetry, 'Stoves' range with five ring hob, granite worktop and breakfast bar area, integrated appliances of 'Bosch' dishwasher and under counter fridge, plus power points, extractor hood, recessed downlighters and three further light points plus ceiling light lantern and bi-folding doors accessing patio.

### Utility Area

Plumbing for washing machine, power points, 'Ideal' boiler, ceiling light point and door to:

### WC

Corner floating wash handbasin, low level WC, ceiling light point.

### Store

Double opening doors, housing fuse board and meters.

### First Floor Landing

Obscure double glazed window with side aspect, ceiling light point, carpeted, loft hatch access.

### Bedroom One

Rear facing double glazed bay window, ceiling light point, radiator, carpeted, power points.

### Bedroom Two

Front facing, double glazed bay window, carpeted, fitted wardrobes, ceiling, light point, radiator, power points.

### Bedroom Three

Double glazed window with front aspect, ceiling light point, carpeted, radiator.

### Bathroom

Obscure double glazed window with rear aspect, partly tiled with matching suite of 'P' shaped bath with shower screen and rain shower head above plus low level WC and wash handbasin within vanity unit, wooden flooring, recessed ceiling downlights with extractor fan and wall mounted heated towel rail.

### Garden

Predominantly laid to lawn, pathway to rear, hedgerow and mature shrubbery to boundary, paved patio area.

### Details

TENURE: FREEHOLD

COUNCIL TAX BAND: C

EPC:

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

UTILITY SUPPLY: Gas and Electricity

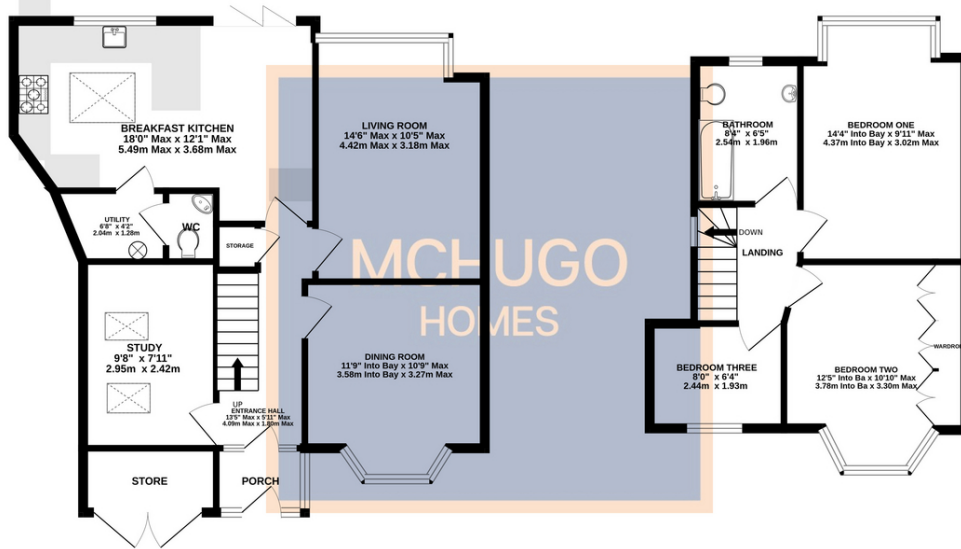
### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.

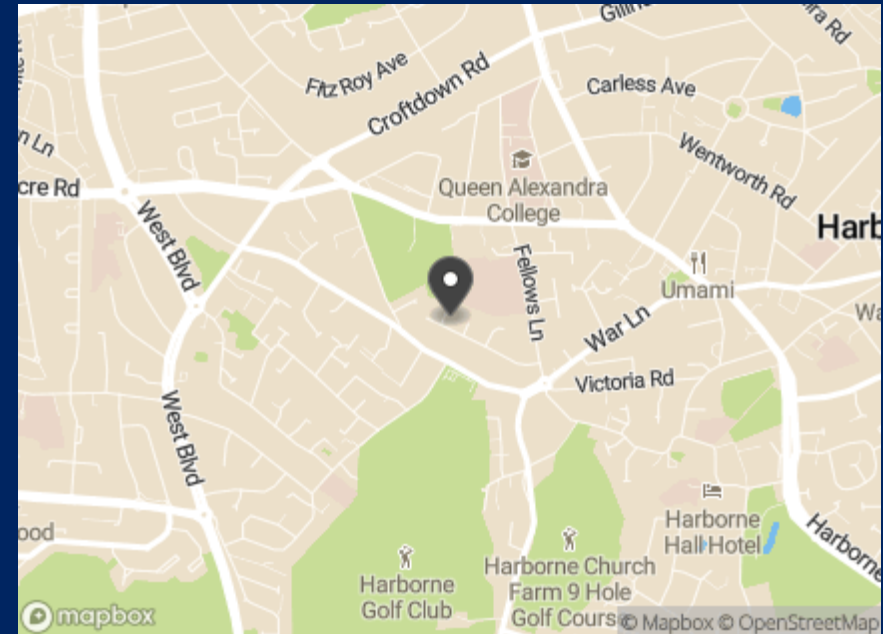
1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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