



Grove.

FIND YOUR HOME

200 Lordswood Road, B17 8QH

Guide Price £1,695,000

200 Lordswood Road

Situated on the esteemed Lordswood Road in Harborne, this impressive detached house offers a remarkable blend of space and comfort, making it an ideal family home. With an expansive layout, the property boasts four generously sized reception rooms, providing ample space for both relaxation and entertainment. Whether you are hosting gatherings or enjoying quiet family evenings, these versatile areas cater to all your needs.

The residence features seven well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Each room is designed to offer a peaceful retreat, perfect for unwinding after a long day. Additionally, the property includes four modern bathrooms, which are thoughtfully placed to accommodate the needs of a large household.

Outside, the property is equally impressive, featuring a large south east garden that invites outdoor activities and leisurely afternoons in the sun. For those who value fitness and wellness, a separate gym is included, allowing for convenient workouts without the need to leave home.

Parking is a significant advantage here, with the gated driveway providing space for up to eight vehicles, ensuring that both residents and guests can enjoy secure and hassle-free parking. The property also benefits from CCTV to the front and the rear.

This remarkable home on Lordswood Road is not just a property; it is a lifestyle choice, offering a perfect blend of luxury, space, and convenience in a sought-after Birmingham location. Whether you are entertaining guests or enjoying quiet family time, this house is designed to meet all your needs. Don't miss the opportunity to make this exceptional residence your own.



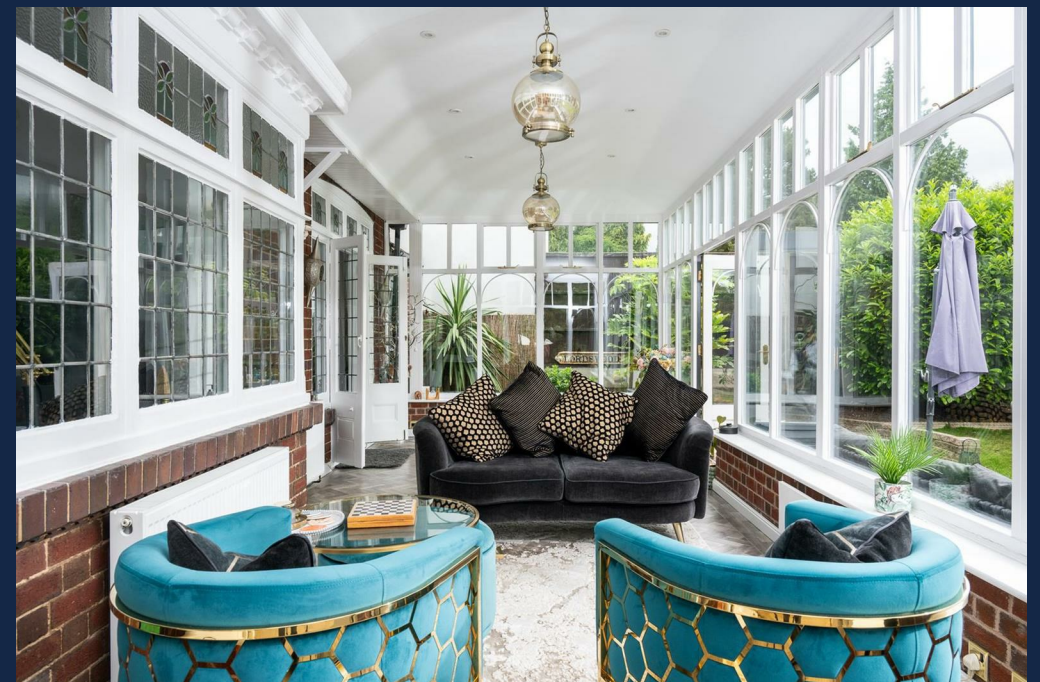


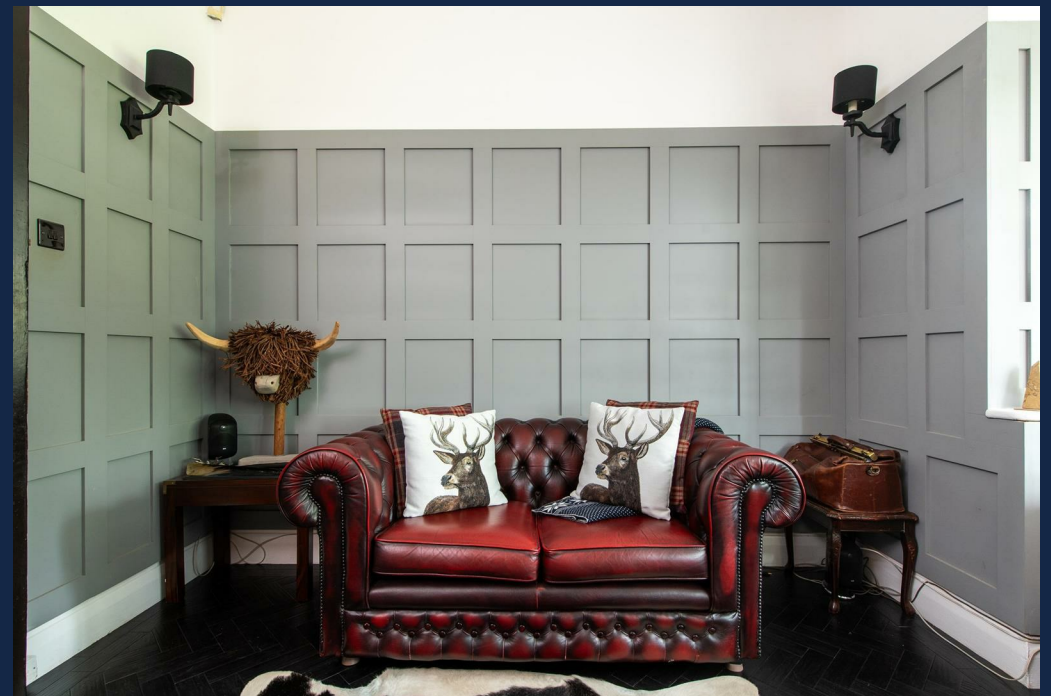
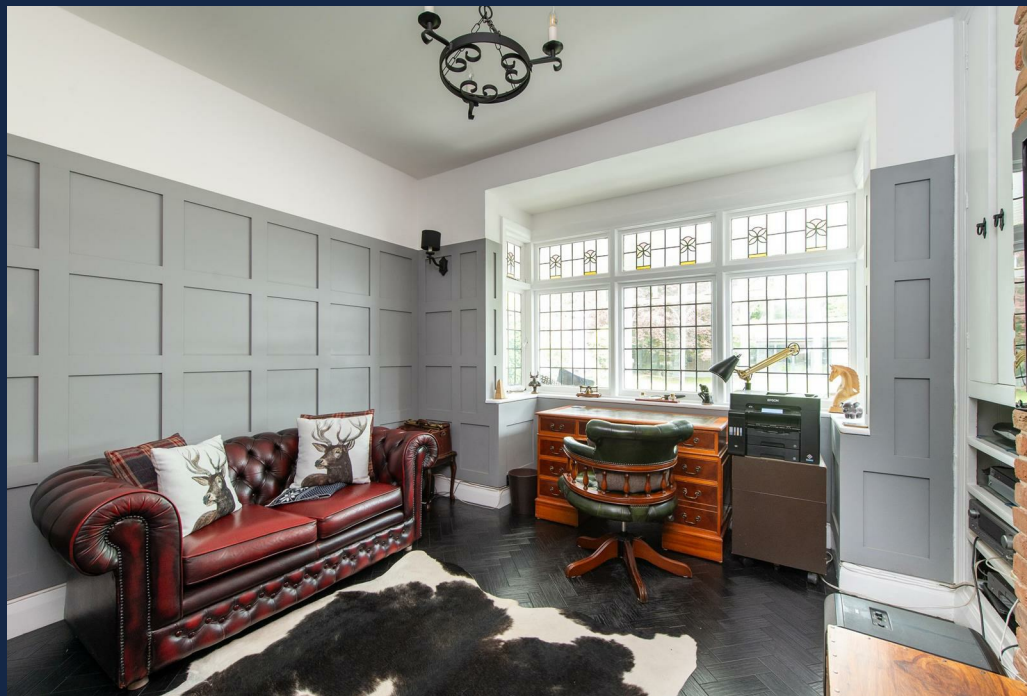
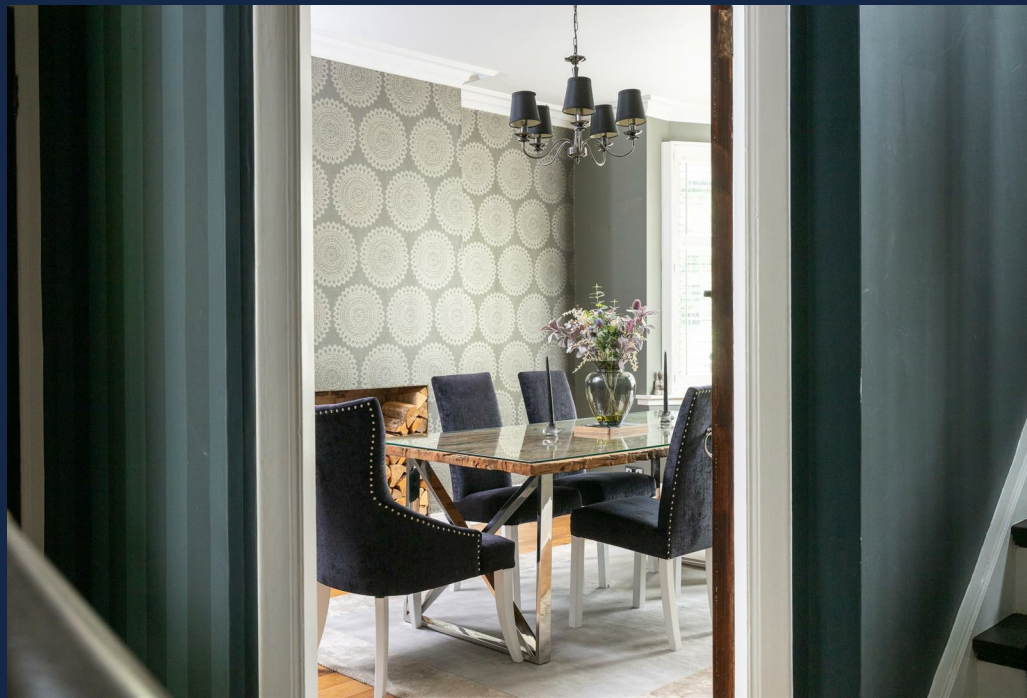
Location

The esteemed Lordswood Road is located in Harborne and just a short journey away from Birmingham City centre. Its close proximity ensures a quick commute to those working within the city centre, or to those who require Birmingham Grand Central Station to commute further afield. The motorway junctions of the M6 and M1 are both only a few miles away, offering alternative commuter links.

The property itself falls within catchment for the local primary, secondary, grammar and private schools- most notably Harborne Primary School, The Blue Coat School, King Edward VI High School, Edgbaston High School for Girls and Shireland Collegiate Academy. The university campuses are also easily accessible, guaranteeing educational requirements for families with children of all ages are met.

In addition to the benefits of hassle-free commuting and good local schooling options, Lordswood Road offers quick access to the Queen Elizabeth Hospital, as well as leisure ventures such as the Botanical Gardens, Warley Woods Park, Harborne and Edgbaston Golf Courses, Cannon Hill Park and Edgbaston Cricket Stadium.





Approach

Approached via secure electric gates, through to a large paved driveway providing space for up to eight cars.

Porch

With double glazing doors and windows to front and side, tiling to floor and original front door with decorative stained glass window.

Entry Hall

With central heating radiator, Karndean wood flooring throughout and staircase to first floor landing with understairs storage cupboard. Doors lead to:

Living Room 12'9" x 22'7" (3.9 x 6.9)

With large double glazing window to front, two central heating radiators and large feature fireplace with gas fire insert. Double doors lead through into the conservatory.

Conservatory 25'7" max 14'9" min x 10'9" max 8'10" min (7.8 max 4.5 min x 3.3 max 2.7 min)

With double glazing windows surrounding, two sets of double doors out onto the patio and a single glazing original feature window through into the study. There are two central heating radiators, two electric heaters and Karndean wood flooring throughout.

Study 10'9" max 9'6" min x 11'9" max 10'2" min (3.3 max 2.9 min x 3.6 max 3.1 min)

With single glazing window through into the conservatory with stained glass, central heating radiator, Karndean flooring and both brick and wood panelling to walls.

Kitchen Diner 24'3" max 14'9" min x 12'1" max 2'11" min (7.4 max 4.5 min x 3.7 max 0.9 min)

With double glazing window and double doors to rear, two central heating radiators and Karndean flooring throughout with underfloor heating. Featuring a variety of fitted wall and base units with granite bevelled edge worksurface over and matching island with breakfast bar. Integrated appliances include a Siemens oven, grill and hot plate drawer, Siemens five ring gas hob with extractor fan overhead, fridge freezer, dishwasher and wine fridge. There is also a one and a half bowl sink with drainage and boiling water mixer tap, various electric points throughout, including charging points integrated within the island and ample space for a dining table and chairs. Further doorway leads through into the utility.





Spice Kitchen 14'5" max 7'10" min x 5'10" max 3'3" min (4.4 max 2.4 min x 1.8 max 1.0 min)

Accessed via step down from kitchen. With central heating radiator, wood flooring and fitted wall and base units with black granite worksurface over and tiling to splashback. There is an integrated Siemens cooker with five ring gas hob and extractor fan over, one and a half bowl stainless steel sink with drainage and space and plumbing for white goods. Further door gives internal access to the garage.

Dining Room 12'1" max 7'6" min x 17'4" max 4'7" min (3.7 max 2.3 min x 5.3 max 1.4 min)

With large bay window to front, central heating radiator and oak wood flooring.

W.C.

With heated towel radiator, tiling to floor and walls, w.c. and large hand wash basin.

First Floor Landing

With large obscured double glazing feature window to front with stained glass, central heating radiator and stairs leading to second floor landing. Doors lead to:

Bedroom One 10'5" max (not into wardrobes) 8'2" min x 17'4" ma (3.2 max (not into wardrobes) 2.5 min x 5.3 max 4.3)

With double glazing bay window to front, two central heating radiators and ample fitted wardrobes. The dressing area and ensuite are accessed via a well designed doorway to match the fitted wardrobes.

Dressing Area

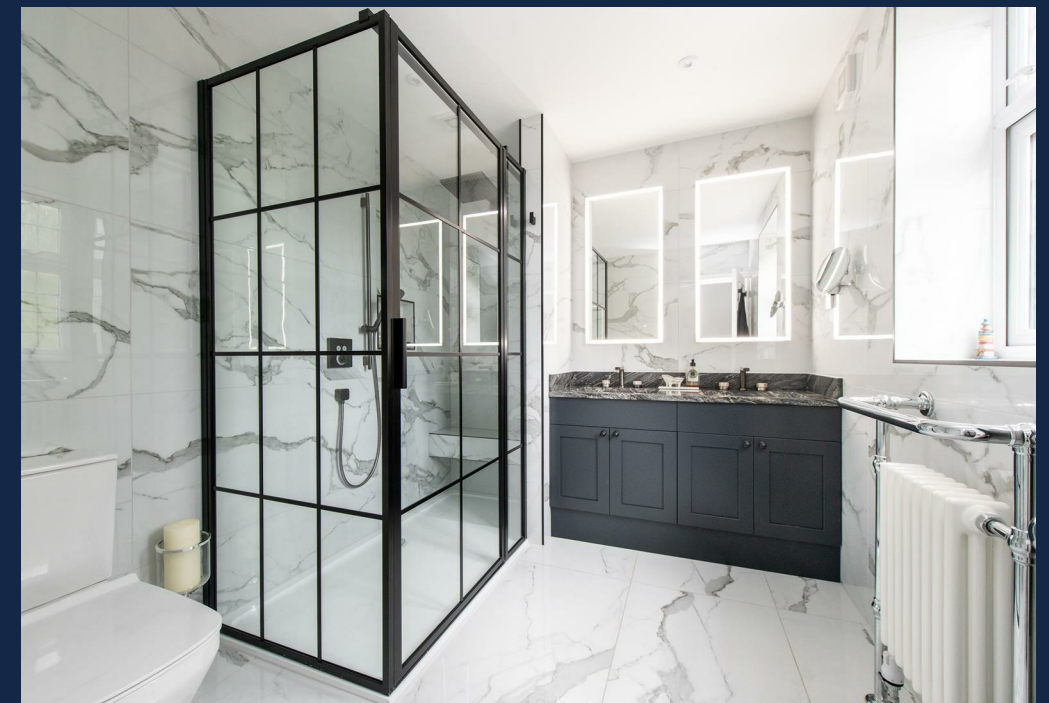
With central heating radiator, tiling to floor and fitted storage cupboards. Doorway leads through into ensuite.

Ensuite

With obscured double glazing window to front, heated towel radiator and oversized tiling to walls and floor with underfloor heating. W.c., large fitted vanity with his and hers sinks and large walk in shower with hand held and drench head over.

Bedroom Two 14'9" x 14'9" (4.5 x 4.5)

With double glazing doors to Juliet balcony, three central heating radiators and door through to ensuite.





Ensuite

With obscured double glazing window to side, heated towel radiator, tiling to walls and wood effect tiles to floor with underfloor heating. W.c., floating vanity sink and fitted shower cubicle.

Bedroom Three 12'9" x 9'6" (not into wardrobes) (3.9 x 2.9 (not into wardrobes))

With double glazing window to front, central heating radiator and fitted wardrobes.

Bedroom Four 12'9" x 9'6" (3.9 x 2.9)

With double glazing window to rear and central heating radiator.

Bedroom Five 11'5" x 10'2" (3.5 x 3.1)

Currently being used as a dressing room. With double glazing window to rear, central heating radiator and two fitted storage cupboards.

Bathroom

With obscured double glazing window to rear, heated towel radiator and tiling to walls and floor with underfloor heating. W.c., floating vanity sink, fitted bath and large walk in shower cubicle with smoked glass screen, hand held shower and drench head over.

Second Floor Landing

With central heating radiator, eaves storage and doors leading to:

Bedroom Six 19'4" max x 24'11" max (not into wardrobes) (5.9 max x 7.6 max (not into wardrobes))

With dual aspect double glazing windows to side and rear, two central heating radiators and fitted wardrobes.

Agents note: Slightly restricted head height in some areas due to eaves.

Bedroom Seven

With dual aspect double glazing to side and rear and central heating radiator.

Bathroom

With obscured double glazing window to rear, central heating radiator and tiling to walls and floor with underfloor heating. W.c., pedestal sink, fitted shower cubicle and sauna room.



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Garden

An excellent space to enjoy with friends and family with large paved patio area, well maintained lawn with raised planter beds and mature trees. To the rear of the garden is an established multifunctional space, currently being used as a gym and entertainment room for younger family members.

Gym/ Games Room 33'5" x 17'0" (10.2 x 5.2)

With bifold doors to front, three electric heaters and spotlights overhead. In this space there is also Wi-Fi and electric connected.

Garage 15'1" max 15'1" min (4.6 max 4.6 min)

With up and over garage door, lighting overhead and electric points. There is space and plumbing for white goods, two house boilers and two hot water tanks.

Side Passage 6'2" x 22'3" (1.9 x 6.8)

Accessed via door at the front of the property or doorway from the garden. With lighting and ample storage with shelving and overhead space.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is G.

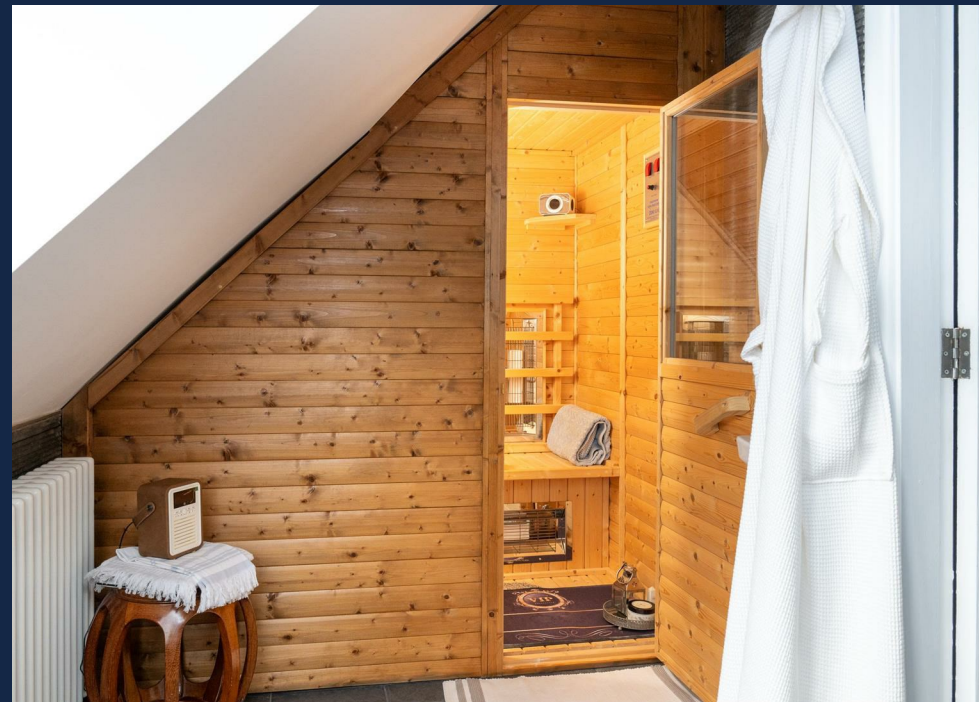
Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

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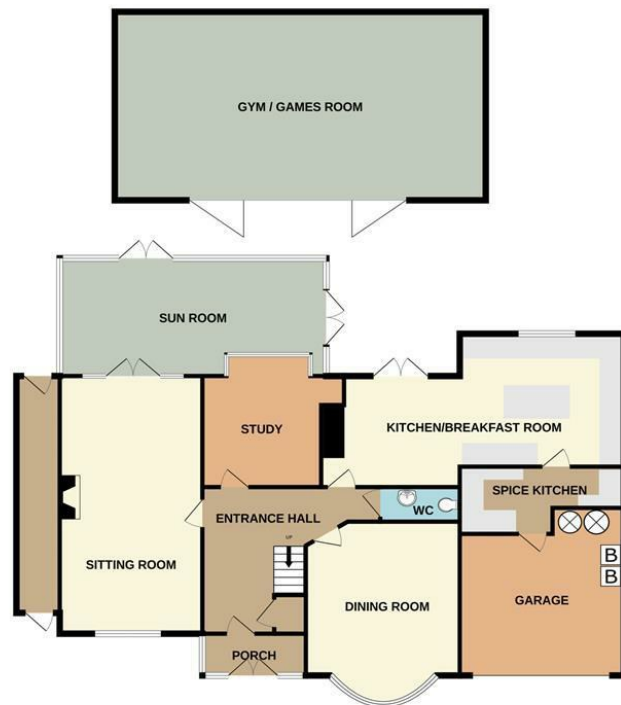
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR
2329 sq.ft. (216.3 sq.m.) approx.



1ST FLOOR
1321 sq.ft. (122.8 sq.m.) approx.



2ND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 4423 sq.ft. (411.0 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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