



35 Lonsdale Road, Birmingham, B17 9QX

**£735,000**

Hadleigh Estate Agents are delighted to offer this substantial four bedroom family home for sale. The property boasts rear extension and loft conversion, complete with converted cellar. Located on the ever popular Lonsdale Road, the property further benefits from driveway parking.

In brief the property comprises of, entrance porch and hallway, two reception rooms with internal doors allowing for a large through lounge. Convenient utility room and WC and extensive kitchen diner. The cellar adds for an extra room, whilst the first floor offers three bedrooms, modern family bathroom and additional study. The second floor houses the master bedroom and ensuite. To the rear is a private garden and substantial garden room.

## Location



Lonsdale Road is a sought after and desirable location within close proximity to Harborne High Street with an array of bars, award winning restaurants and local shops. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Golf Club, Harborne Leisure Centre and nearby Edgbaston Priory.

## Porch/ Hallway



Entrance porch boasting solid wood front door, partially glazed stained glass internal door and stained glass window over. Parquet flooring, central heating radiator, ceiling light and wall lights. Decorative plaster arch, stairs to first floor and access to converted cellar.

## Lounge



Spacious through lounge, benefitting from internal double doors. Bay window to the front elevation and fitted shutters, feature fireplace, ceiling light point and central heating radiator.

## Reception Room



Further benefitting from an additional reception room, with fireplace, central heating radiator and internal window. Double doors between the lounge and reception room, and ceiling light point.

## WC/ Utility



Tiled flooring and partially tiled walls, low level flush WC and vanity unit. Base unit, worktop and sink. Central heating radiator, opaque glazed window to side elevation and housing boiler.

## Kitchen Diner



Boasting an impressive extension, the kitchen diner benefits from a range of base, drawer and wall units. Including sunken stainless steel sink and Corian work surface. Space for American style fridge/ freezer, stainless steel range cooker and extractor hood over. Natural light floods the room with seven Velux style windows, patio doors and window to the rear elevation. The kitchen further boasts integrated appliances including dishwasher. Ceiling light point, spotlights and polished tiled flooring.

## Cellar

Benefitting from a converted cellar, allowing for additional storage space and allowing the potential to add an extra multipurpose room. Complete with electrics and ceiling light point.

## Landing

Open bannister staircase, stairs to second floor, central heating radiator and ceiling light point.

## Bedroom Two



Spacious double bedroom boasting sash style window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

## Bedroom Three



Spacious double bedroom boasting sash style window to the front elevation, carpeted flooring, ceiling light point and central heating radiator.

## Bedroom Four



An additional bedroom with sash style window to the front elevation, carpeted flooring, ceiling light point and central heating radiator.

## Study



Convenient multi purpose room, currently being used as a study. Windows to the side elevation, ceiling light point, central heating radiator and carpeted flooring.

## Bathroom



Stylish family bathroom boasting freestanding bath and separate walk in shower. Partially tiled, with low level flush WC, vanity unit, radiator and towel radiator. Opaque glazed sash window to the rear elevation and ceiling light point.

## Master Bedroom



Benefiting from a dormer loft conversion the master bedroom boats double glazed window to the rear elevation and two Velux style windows. Offering ample storage, ceiling light point and carpeted flooring.

## Ensuite



Low level flush WC, vanity unit and walk in mains

shower. Partially tiled walls, towel radiator and window to the rear elevation.

## Garden Room



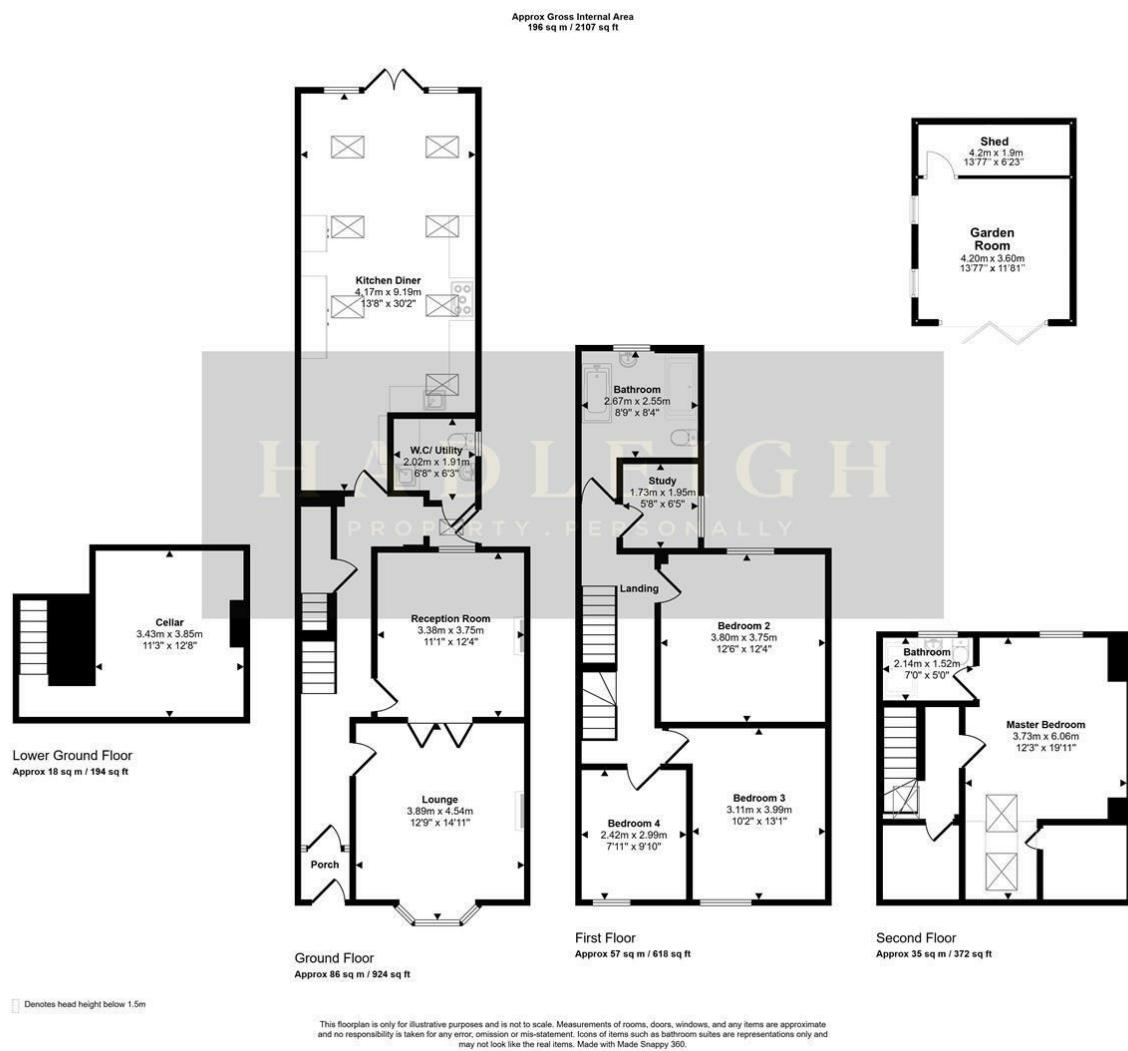
At the rear of the garden is a substantial and multi functional garden room. Boasting bi-fold doors, full electrics, ceiling light points. Making for a fantastic working from home space, playroom or gym. Further benefitting from rear shed area, ideal for storage.

## Garden

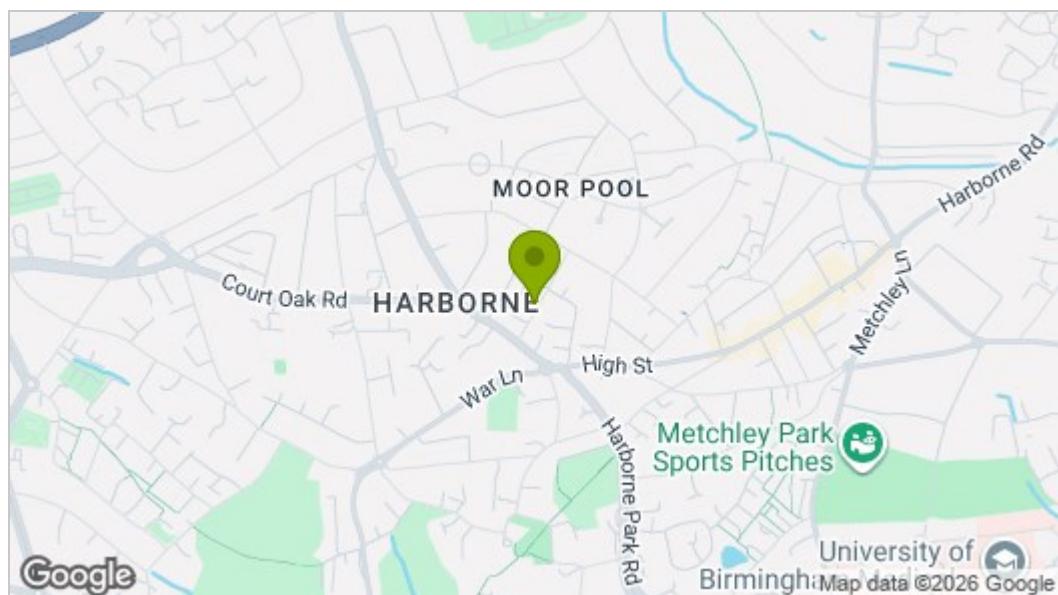


Private rear garden boasting two paved patio areas and predominantly laid to lawn.

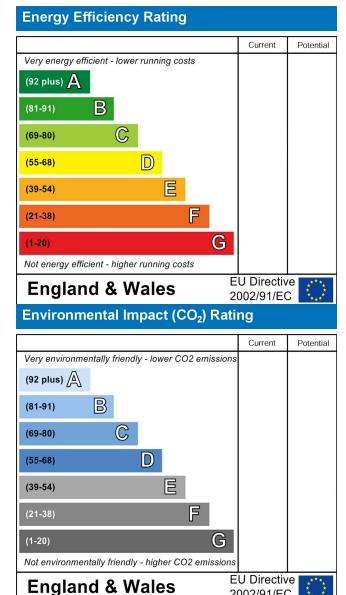
## Floor Plan



## Area Map



## Energy Efficiency Graph



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