



Lyndhurst Road, Birmingham



Lyndhurst Road, Birmingham, B24 8QR

for sale offers in excess of
£380,000



Property Description

This meticulously renovated family home showcases an elegant blend of period character and high-spec contemporary design. Every element-from the light oak parquet flooring to the bespoke joinery and refined material palette-has been considered for both style and function. The layout offers a warm and inviting lounge with inset gas fire, a rear dining room with direct garden access, and a sleek designer kitchen fitted with matt white handleless cabinetry, oak veneer wall units, slimline worktops, and muted gold detailing.

A thoughtfully converted side annex extends the ground floor, currently arranged as a home office, utility zone, and modern shower suite. With acoustic panelling, a frameless glass door, and built-in storage, this versatile space is ideal for use as a guest suite or fourth bedroom.

Upstairs, the principal bedroom includes integrated wardrobes and a blissful sunrise view, while two further bedrooms are served by a luxurious family bathroom finished in polished terrazzo with brushed brass fittings and ambient feature lighting.

Externally, the landscaped garden is zoned for both dining and relaxation, featuring a cedar pergola, sun deck, firepit area, and a designated hot tub corner. A wide pebbled driveway offers off-road parking, with the property set on a desirable Erdington street known for its character homes and excellent connectivity.

Lounge

Front reception room with wood veneer finishes, inset gas fire, concrete-look storage, and soft grey carpet.

Dining Room

Rear reception with forest green feature wall, designer lighting, and patio doors to garden.

Kitchen

Sleek handleless design with floating island, white acrylic tops, oak veneer wall units, and gold accent channels.

Utility Room

Rear service area integrated into the annex

Office/Bedroom 4

Luxury workspace with glass entry, acoustic panelled wall, mirrored feature, and built-in desk.

En Suite

Stylish modern shower room with WC and basin.

Garage

Integrated with internal access; currently used for storage.

Bedroom 1

Principal suite with bespoke dove grey wardrobes and pendant lighting.

Bedroom 2

Generous double with views of the mature garden, finished in soft moss green.

Bedroom 3

Characterful single room with curved ceiling and front-facing aspect.

Bathroom

Designer suite with freestanding bath, wall-mounted taps, quadrant shower, and porcelain marble tiling.









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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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