



45 WEATHER OAKS

HARBORNE, BIRMINGHAM B17 9DD

Robert  Powell
RESIDENTIAL SALES & LETTINGS



45 WEATHER OAKS

£425,000

HARBORNE

A modern three bedroomed mid-terraced property in a select development, situated in a quiet cul de sac close to the amenities of Harborne High Street. Two parking spaces, no upward chain.

Situation

Weather Oaks is a small cul de sac located off Lordswood Road, close to its junction with Harborne High Street. The property is ideally situated close to the amenities of Harborne Village. Regular buses to and from the city centre can be found nearby. The highly sought after Harborne Primary School is approximately 600m distant as the crow flies, or a 700m walk. Harborne Pool and Fitness Centre on Lordswood Road is a 200m walk.

Description

45 Weather Oaks forms part of a select development of just 11 houses by award winning developer, Spitfire Bespoke Homes. The properties were completed in 2016 and were built to an excellent specification and high energy efficiency standards.

The property is entered via a hardwood front door leading into the hallway which has a wooden floor, a useful storage cupboard, and a cloakroom WC.

The kitchen has an array of fitted base and wall mounted units with Quartz work-tops and integrated appliances including fridge-freezer, dishwasher, electric oven, microwave oven, induction hob, and washer dryer. There is an area for a breakfast table with an internal window into the living room.

The living room is a good size and has bi-folding doors to the garden as well as two rooflights above for additional natural light. To one corner of the room is a door that opens to a useful under-stairs storage cupboard.

On the first floor are two double bedrooms (one to the front, one to the rear), with the front bedroom having a fitted wardrobe. There is a house bathroom which has bath, separate shower enclosure, WC, and wash basin.

On the second floor is the largest bedroom which has a dormer window to the front, rooflight to the rear, fitted wardrobe, and en suite with shower, WC, and wash basin.

Outside

To the front is a block paved parking area where there are two allocated parking spaces. To the rear is a pleasant garden with paved patio, lawn, and timber shed for garden storage.

General Information

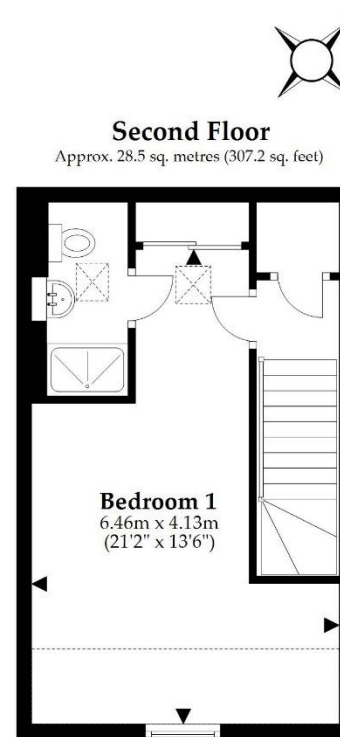
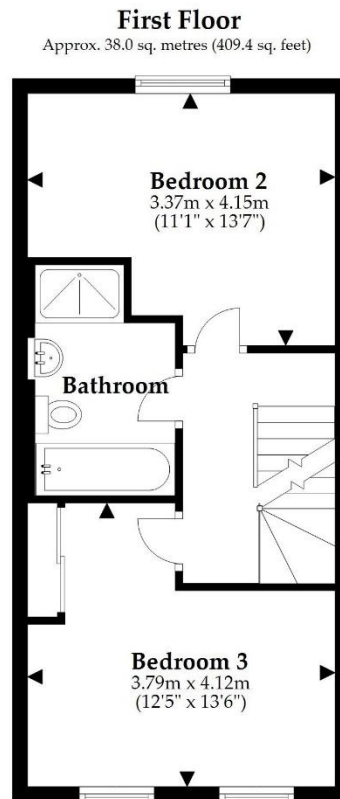
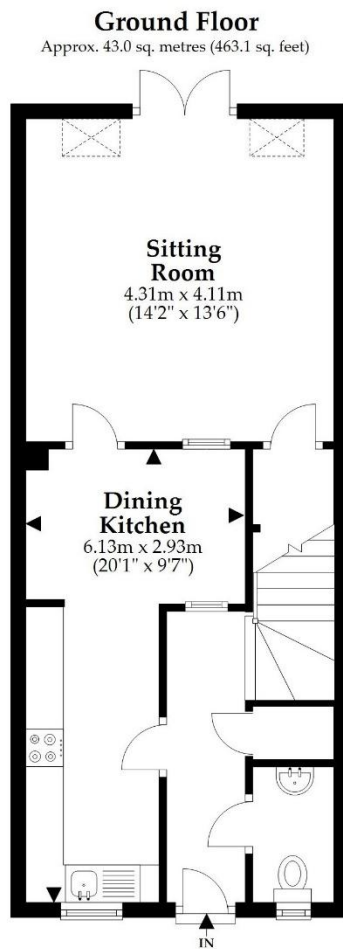
Tenure: The property is understood to be Freehold. There is an annual charge payable (currently £880) for the upkeep of the parking area and bin store to the front of the property.

Council Tax: Band E.

Published June 2026



To view this property call Robert Powell on **0121 454 6930**



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

45 Weather Oaks



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

