



153 LORDSWOOD ROAD
HARBORNE, BIRMINGHAM, B17 9BP

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£695,000

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A deceptively spacious, extended, refurbished, and much improved bright and airy four bedroom, three bathroom semi-detached Edwardian house with a striking kitchen at the heart of the home leading into a large garden. Located in the highly desirable B17 postcode with convenient access to Harborne High Street, sought-after schooling options and uniquely adjacent to the charming Moor Pool Estate.

Situation

The house is uniquely located on the corner of Lordswood Road and Carless Avenue in the highly sought-after area of Harborne adjacent to the charming Moor Pool estate, offering the perfect balance of spacious, modern-day living, versatility and village appeal.

Harborne's bustling High Street is less than a mile away, and Birmingham City Centre is just over 3 miles away. Queen Elizabeth Hospital and Birmingham University are also easily accessible. The M5 and M6 motorways are within easy reach.

This property is perfectly positioned for access to an array of sought-after schooling options in the local area including Harborne Primary School, The Blue Coat School, Edgbaston High School for Girls, The Priory School, Hallfield School, St George's School, Lordswood Girl's School, King Edward's School Birmingham and King Edward VI High School for girls.

There are a number of leisure facilities nearby such as the Harborne Pool & Fitness Centre, Harborne and Edgbaston Golf Clubs, Edgbaston Cricket Ground, The Edgbaston Priory Tennis and Squash Club and the University of Birmingham Sport and Fitness Club.

The Moor Pool estate (directly adjacent to the property), the nearby Harborne Walkway, Queens Park, Grove Park and Botanical Gardens offer recreational access.





The easy access to local amenities, schools and wider transport links make this property an ideal choice for families and professionals alike.

Description

153 Lordswood Road is a deceptively spacious, attractive red brick Edwardian semi-detached home which underwent an extensive 'back to brick' refurbishment in 2016. This included, amongst other things, a two-storey rear and side extension delivering a superb 9 meter long kitchen and a sizeable master bedroom. The refurbishment also included new bath/shower rooms, replacement roof, new double glazed windows throughout, new zoned central heating system/plumbing including underfloor heating to part of the ground floor, full electrical rewiring, replastering, insulation installation, new doors, flooring, brickwork repointing and landscaping. A 5m x 6m outbuilding was also erected to the rear of the garden with power, internet access and lighting. There is also access to the loft which provides an additional 500sqft of space currently used for storage purposes. There is potential for further development subject to obtaining the necessary planning consents.

There is abundant natural light throughout the home and the impressive ceiling heights enhance the home's light-filled, airy atmosphere.

The house is entered via a uPVC double glazed porch with a solid oak inner front door leading into the spacious reception hall. A stylish, polished tile floor with underfloor heating runs through into the kitchen to the rear. There is an excellent under stair pantry/store cupboard and a fully tiled WC and shower room.

There are two reception rooms; a particularly large living room with bay window to the front, and a good-sized second sitting room/dining room to the rear with double glazed French doors which open on to a sizeable patio space excellent for entertaining, offering a seamless indoor-outdoor living space.





The heart of the home is the striking, bright, airy and spacious kitchen also leading directly into the garden. The kitchen is sleek and modern, with white gloss base and wall units, full height cupboards and smart stone effect work-surfaces. There are integrated appliances including microwave, electric oven and grill, a four burner gas hob with extractor, full height fridge, full height freezer and a dishwasher. To the far end of the kitchen behind a peninsular breakfast bar is a seating area with bi-folding doors opening to a small area of decking overlooking the garden. In addition, a set of double glazed sliding doors open to the side patio.

On the first floor is a landing with a pull-down ladder for access to the large loft space (over 500sqft) which has a Velux rooflight. As aforementioned, there is potential for further development subject to obtaining the necessary planning consents. There are four bedrooms; three generously sized double rooms (one with fully tiled en-suite shower room) and a single bedroom. There is also a well-appointed family bathroom with fully tiled floors and walls, electric underfloor heating, bath with shower over, WC, and wash basin with vanity storage unit.

Outside

To the front of the property is a bricked paved driveway providing parking for 3 cars, a practical convenience for family living. To the rear is a lovely generous garden with an expansive paved terrace area suitable for entertaining which wraps around the back of the house and leads to a large, level lawn with a play area to the rear. To the bottom of the garden is a substantial 5m x 6m outbuilding with power, internet access and lighting. This space is suitable for various uses including but not limited to a gym, a games room, store, home office or art studio.

General Information

Tenure: The property is Freehold.

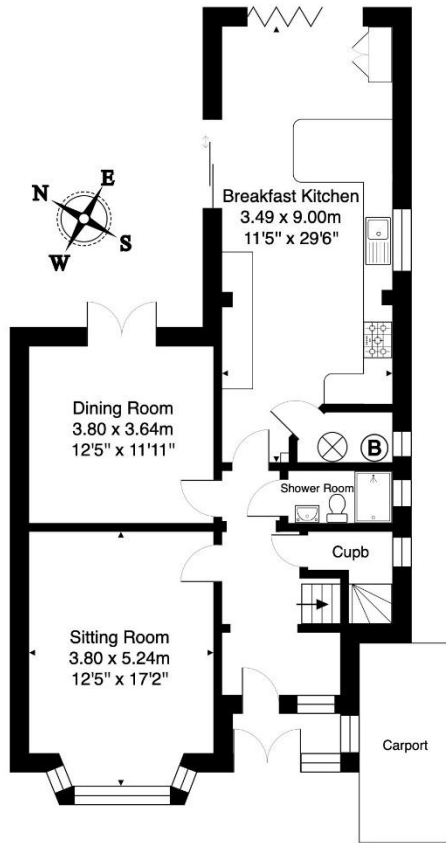
Council Tax: F.

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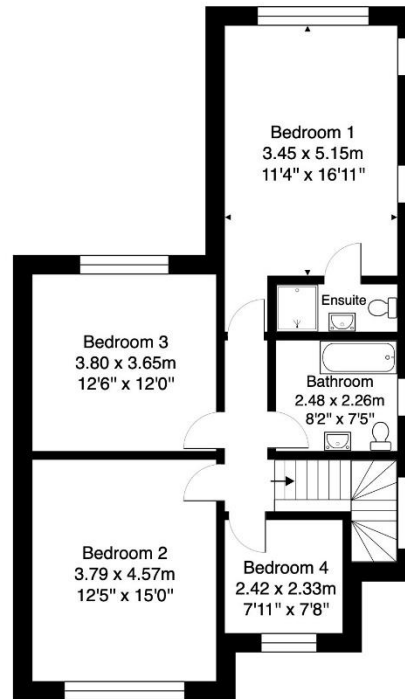




Ground Floor
Floor Area: 84.5 m² ... 910 ft²



First Floor
Floor Area: 75.9 m² ... 817 ft²



153 Lordswood Road, Harborne, Birmingham, B17 9BP.

Total Area: approximately 160.4 m² ... 1726 ft²

(excluding car port, loft space, and outbuilding at rear of garden)

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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