



Connells

Lordswood Road
Harborne



Property Description

Nestled on one of Harborne's most prestigious and sought-after roads, this exceptional six-bedroom detached family residence offers an impressive blend of elegance, space and modern comfort. From the moment you step inside, the stunning entrance hallway sets the tone, showcasing generous proportions, beautiful natural light and refined features that flow throughout the home.

The ground floor boasts three versatile reception rooms, each thoughtfully designed to accommodate family living, entertaining and relaxation. Whether used as formal sitting rooms, a playroom, a study or a cosy family lounge, these spaces provide outstanding flexibility. At the heart of the home lies the superb dining kitchen - a spacious, social hub ideal for everyday meals and memorable gatherings. Complemented by a utility room, this part of the house has been designed with practical family life in mind, offering excellent storage and a seamless connection to the rear garden.

Upstairs, the property continues to impress with six generously sized bedrooms. The master bedroom benefits from its own private en suite, creating a peaceful retreat away from the main living areas. The remaining bedrooms provide ample space for family, guests, hobbies or home-working, while the well-appointed family bathroom ensures comfort and convenience.

Outside, the home is framed by attractive

grounds that further enhance its appeal. With ample driveway parking and a substantial rear garden.

Approach

Set behind a driveway for several cars, access to garage.

Porch

Enclosed porch with door onto:

Hallway

Feature arched door, panelled radiator, ceiling light point, understairs storage cupboard, dogleg staircase, coving and ceiling rose.

Guest Cloak Room

Spotlights, panelled radiator, low flush w.c, vanity wash basin, fully tiled, double glazed window.

Through Lounge

12' 8" x 26' 10" (3.86m x 8.18m)

Two ceiling light points, two panelled radiators, coving and dado surround, tv point, inset gas coal fire with feature surround, leaded double glazed window facing the front, casement bay window with french doors overlooking the rear garden.

Reception Room

13' 3" x 25' 9" (4.04m x 7.85m)

Two ceiling light points with feature coving and roses, inset feature fire, panelled radiator, tv point, french doors overlooking the rear patio, feature double opening doors onto the kitchen.

Dining Kitchen

19' 2" x 19' 1" (5.84m x 5.82m)

Bespoke stunning fitted kitchen with a contemporary design and sleek finishes comprising a range of matching fitted wall and base units, integrated appliances to include double oven, microwave, dishwasher, gas hob, extractor fan, inset sink with mixer tap, additional feature storage cupboard wall, double glazed window overlooking the garden, double glazed patio doors to rear, feature spotlighting, additional door to the side, feature door onto utility area.

Dining Room

13' 7" x 14' 8" (4.14m x 4.47m)

Dining room offering ample space to house a large table and chairs perfect for family gatherings, ceiling light point, rose and coving, panelled radiator, double glazed bay window.

Utility Area

8' 2" x 11' 8" (2.49m x 3.56m)

Ceiling light point, excellent space for storage of additional appliances.

Spice Kitchen

4' 3" x 12' (1.30m x 3.66m)

Fitted with matching wall and base units, four ring gas hob, sink with mixer and drainer, panelled radiator, strip light, door to front elevation, wall mounted boiler, tiled flooring, access to storage room.

Landing

Ceiling light point, feature coving and rose, double glazed coloured leaded light window to the side.

Bedroom 1

12' 6" x 16' (3.81m x 4.88m)

Master bedroom with feature spotlighting, a range of fitted wardrobes, shelving and matching dressing table together with three drawer bedside units, panelled radiator, door to ensuite.

Ensuite

Stunning feature ensuite to include high tech walk in shower cubicle, feature corner jacuzzi bath, vanity sink unit with storage either side and beneath, double glazed window to the front.

Bedroom 2

11' 6" x 16' 8" (3.51m x 5.08m)

A range of wall to wall fitted wardrobes with matching dressing table and storage, panelled radiator double glazed bay window, ceiling light point.

Bedroom 3

16' 5" x 11' 7" (5.00m x 3.53m)

Ceiling light point, panelled radiator, double glazed window.

Bedroom 4

9' 3" x 14' 8" (2.82m x 4.47m)

Two ceiling light points, double glazed window, panelled radiator. a range of fitted wardrobes.









Ground Floor



First Floor

Total floor area 221.3 m² (2,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 Band: G

Tenure: Freehold

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