



84 Lordswood Road, Birmingham, B17 9BY

**Asking Price £900,000**

Hadleigh Estate Agents are delighted to offer this substantial detached family home for sale. Offered with no upward chain and located on the ever popular Lordswood Road.

The property boasts in and out driveway, spacious entrance hallway, front reception room and rear extended lounge. Fitted kitchen diner, shower room and rear access to a large garage. The first floor boasts five bedrooms and family bathroom, complete with separate bath and shower.

## Location



Lordswood Road is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and local shops including Waitrose and Marks and Spencer's. 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 Tennis Club. A number of independent and state schools are close at hand.

## Entrance Hallway



UPVC double glazed porch and stained glass wooden front door. Two stained glass windows to the front elevation, radiator, ceiling light point and stairs to first floor accommodation.

## Reception Room



Spacious multi purpose reception room, allowing for a further living room or dining area. Complete with bay window to the front elevation, radiator, electric fire, ceiling light point and carpeted flooring.

## Lounge/ Dining Room



Rear extended lounge and dining area, complete with sliding patio doors to the garden. Feature fireplace, ceiling light points and a number of wall lights. Three radiators and carpeted flooring.

## Kitchen



Fitted kitchen with a range of base and wall units, fitted oven, hob with extractor over and stainless steel sink. Plumbing for dishwasher and breakfast

bar. Tiled flooring and partially tiled splashbacks, opaque glazed door and window to the rear elevation. Radiator and ceiling light point.

### Shower Room



Partially tiled shower room, low level flush WC, hand wash basin and walk in shower cubicle. Opaque glazed window to the side elevation, ceiling light point and shaving point.

### Landing

Spacious landing benefitting from window to the side elevation, loft hatch and carpeted flooring.

### Master Bedroom



Extensive master bedroom boasting bay window to the front elevation, a range of fitted wardrobes and cabinets. Radiator, ceiling light point and carpeted flooring.

### Bedroom Two



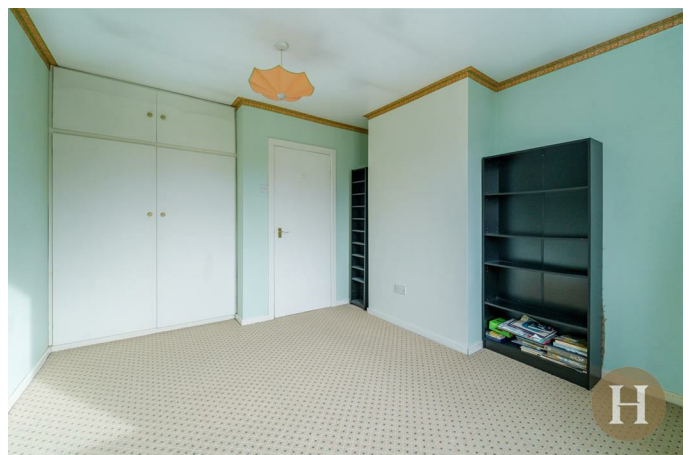
Double bedroom benefitting from a range of fitted wardrobes and drawers, window to the rear elevation and radiator. Ceiling light point and carpeted flooring.

### Bedroom Three



A further double bedroom, offering window to the front elevation, ceiling light point and radiator.

### Bedroom Four



Double bedroom with built in storage cupboard, window to front elevation, carpeted flooring, ceiling light point and radiator.

## Bedroom Five



Boasting a fifth bedroom, complete with two built in storage cupboards, radiator, window to the front elevation and ceiling light point.

## Bathroom



Modern family bathroom boasting corner jacuzzi bath, separate shower cubicle, low level flush WC, bidet and hand wash basin. Radiator and traditional towel radiator, floor to ceiling tiles, window to rear elevation and ceiling spotlights.

## Garage



Spacious garage running the depth of the property, complete with up and over electric garage door, rear garden access and lighting.

## Garden



Large private rear garden, predominantly laid to lawn with extensive patio area and further patio area to the rear.

## General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - TBC

Council Tax Band – G

# Floor Plan

Approx Gross Internal Area  
238 sq m / 2566 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.