

MCHUGO
HOMES

30 George Dixon Road
Birmingham

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30 George Dixon Road, Birmingham B17 8LQ

- Three bedrooms
- Three storey townhouse
- Bathroom and two shower rooms
- Driveway
- Garage
- Rear garden
- Breakfast kitchen
- First floor living room
- Convenient location
- Within 10 year building warranty

Located in the popular Lordswood Gardens estate is this fantastic Three bedroom Three storey townhouse. The property boasts 1374 square feet of accommodation, including welcoming breakfast kitchen, first floor living room and the luxury of three shower/bath rooms, plus integral garage, driveway and rear garden.



PROPERTY

McHugo Homes are delighted to present this fantastic Three bedroom three bath/shower room townhouse located in the much sought after Lordswood Gardens built by David Wilson Homes.

The property boasts 1374 square feet of accommodation situated over three storeys, the ground floor of which includes entrance hallway leading to a fitted breakfast kitchen complete with central island, with downstairs WC and integral garage access. The first floor benefits from a living room with rear aspect and bedroom adjacent to shower room, with second floor housing master bedroom with ensuite, a family bathroom plus further well proportioned bedroom. Externally the property has a front driveway leading to garage, complemented to the rear with private rear garden.

Further features include double glazing, gas central heating, ample storage and is still within the 10 year building warrantee.

AREA

George Dixon Road is within the Lordswood Gardens estate built by David Wilson Homes, conveniently located off Barnard and Portland Road in what is a popular neighbourhood.

The property offers excellent proximity to City and Queen Elizabeth Hospitals and ideally situated for the upcoming Metropolitan ("super") Hospital, plus a short commute to University of Birmingham, and amenities of Edgbaston, Bearwood and Harborne with a plethora of independent and quality restaurants such as in the nearby Edgbaston Village, whilst offering arterial road and transport links in to Birmingham city centre and motorway links of M6/M40 beyond.

Outstanding rated primary and secondary schools are close to hand including



Shireland primary, George Dixon Academy, Lordwood Girls High school and St Pauls Girls school, as are a plethora of prestigious private schooling options within Edgbaston.

Recreational provisions such as Edgbaston reservoir are within walking distance, plus Summerfield Park and Cannon Hill Park beyond are ideal for young families and that Sunday stroll or bike ride. Leisure facilities of Edgbaston Priory and Edgbaston Golf clubs within a short drive, with world renowned Edgbaston cricket ground offering world class sports entertainment, whilst exclusive Mailbox and Bull Ring shopping boutiques are close to hand in the city nearby.

APPROACH

Tarmac driveway leading to garage door side path and gate to rear access, pathway leads to front door and access to:

ENTRANCE HALLWAY

Access to two storage cupboards (one housing fuse board), WC, integral access to garage and breakfast kitchen, two ceiling light points, radiator, carpeted stairs to first floor.

KITCHEN/BREAKFAST ROOM

Range of wall and base mounted units, roll work top surface with one and half stainless steel sink and mixer tap above, island/breakfast bar upgrade features quartz surface and storage, fitted appliances of 'Electrolux' double oven, six ring gas hob and extractor hood above, 'Ideal' boiler concealed within cupboard, two ceiling light points, power points, TV point, radiator, double glazed windows either side of French doors leading to garden plus two ceiling skylights.

WC

Ceiling light point, radiator, low level WC, pedestal sink with mixer tap above.

INTEGRAL GARAGE

Storage with base units and roll worktop surface, plumbing for washing machine, ceiling light point, power points, up and over garage door.

FIRST FLOOR LANDING

Carpeted, power points, radiator, ceiling light point, doors to:

FIRST FLOOR LIVING ROOM

Two garden facing double glazed windows, carpeted, power points, ceiling light point, two radiators, TV point, telephone point.

SHOWER ROOM

Shower cubicle with adjustable hose fittings, wash hand basin with vanity unit below, low level WC, partly tiled, ceiling light point, heated towel rail.

BEDROOM TWO

Two front facing double glazed windows, carpeted, radiator, power points, ceiling light point.

SECOND FLOOR LANDING

Carpeted, storage cupboards (one housing water cylinder), loft access, power points, plus doors to:

BEDROOM ONE

Two ceiling skylights and light point, fitted wardrobes, carpeted, power points, radiator, door to:

ENSUITE

Obscure double glazed window, shower cubicle, low level WC and pedestal sink, ceiling light point, heated towel rail.

BEDROOM THREE

Front facing double glazed window, carpeted, radiator, power points, ceiling light point.

BATHROOM

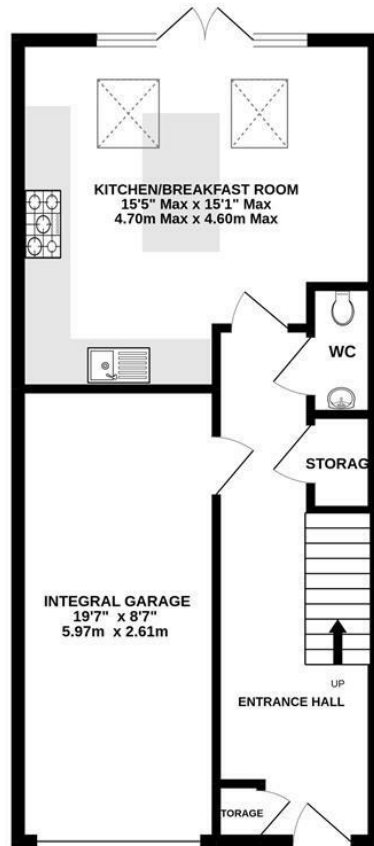
Ceiling skylight, matching suite of bath, pedestal sink and low level WC, partly tiled, ceiling light point, heated towel rail.

REAR GARDEN

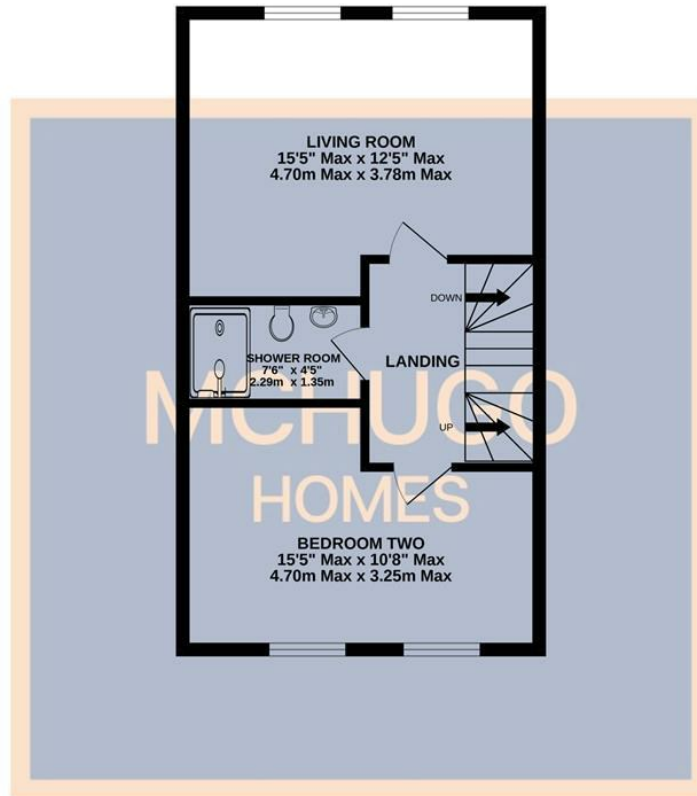
Predominantly all weather artificial grass, paved patio area, gate with front access, flower beds to borders with fencing to boundary.



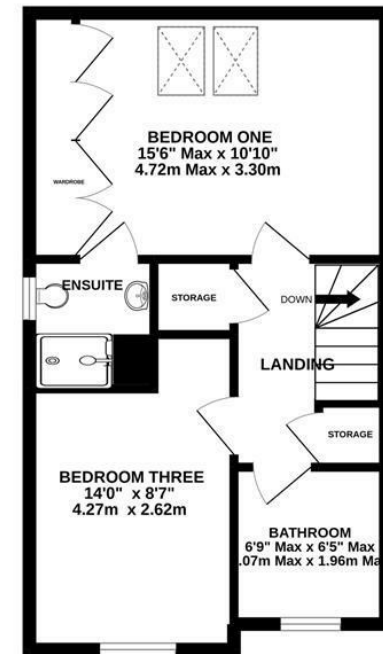
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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