



153 Lordswood Road, Birmingham, B17 9BP

Offers Around £750,000

A fully refurbished and extended four bedroom traditional semi-detached residence situated in this desirable location. Excellent decorative order throughout, front drive with ample parking and enclosed rear garden

EPC BAND RATING D

TAX BAND - F

TENURE - Freehold

Location

LORDSWOOD ROAD is a sought after and desirable location which leads to Harborne High Street which is readily accessible with its excellent shopping, restaurant and café's including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Medical Complex.

Public transport is also nearby with a range of buses travelling into the City Centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants School and The Blue Coat School. Recreational amenities include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Garden and Archery Club.

Introduction

153 LORDSWOOD ROAD is a comprehensively refurbished and extended semi-detached home having a large front drive with ample parking. Fully meriting an internal inspection, the gas centrally heated and double glazed accommodation comprises enclosed porch, reception hall, two reception rooms, guests cloaks/shower and fitted breakfast kitchen, At first floor level there are four bedrooms, en suite shower and family bathroom. To complement the property there is a large rear garden with outbuilding.

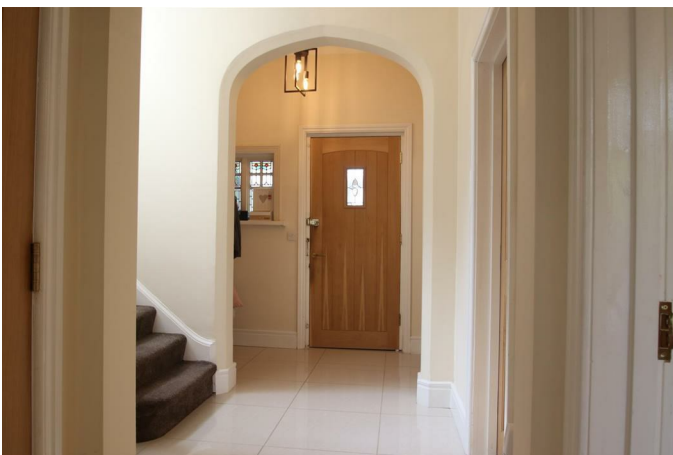
On The Ground Floor

The property is set back behind a hand laid block set driveway with ample parking for several cars and carport.

Enclosed Porch

With double glazed doors to front.

Reception Hall



Tiled floor with underfloor heating, power points, further central heating radiator, under stairs storage

cupboard, coving, staircase to the first floor and inner front door.

Guest Cloaks/Shower Room



Enclosed shower cubicle with rain head, wash hand basin, low level wc, wall tiling, underfloor heating and heated towel rail.

Front Reception/Living Room 17'4" x 12'4" (5.28m x 3.76m)



Central heating radiator, power points, two ceiling light points and double glazed bay window to front.

Rear Reception/Dining Room 12'5" x 12'1" (3.78m x 3.68m)



Central heating radiator, power points, ceiling light point and double glazed french doors to rear

Extended Breakfast Kitchen 30'3" 9max) x 11'5" (9.22m 2.74mmax) x 3.48m)



Comprehensively fitted with a range of base and wall units with contrasting worktop, double sink and drainer, ceiling spotlighting, integrated fridge and freezer, two double ovens, four ring hob with extractor hood, integrated washing machine, and dishwasher, tiled floor with underfloor heating, double glazed patio and bi-fold doors to the rear garden. A large store cupboard houses the Vaillant gas boiler and hot water pressure system, tiled floor and double glazed window to side.

On The First Floor

A tread stair case leads to the first floor landing with access to the loft.

Bedroom One 20'7" 9max) x 11'3" (6.27m 2.74mmax) x 3.43m)



Central heating radiator, power points, two ceiling light points and double glazed windows to side and rear

En-Suite Shower



Enclosed shower cubicle, wash hand basin, low-level wc, wall tiling and recessed ceiling lighting.

Bedroom Two 15'1" x 12'5" (4.60m x 3.78m)



Central heating radiator, power points, ceiling light point, coving and double glazed window to front.

Bedroom Three 12'6" x 11'11" (3.81m x 3.63m)

Central heating radiator, power points, ceiling light point, coving and double glazed window to rear.

Bedroom Four 7'11" x 7'7" (2.41m x 2.31m)

Central heating radiator, power points, ceiling light point, coving and double glazed window to front.

Family Bathroom



Multi-functional room with power points, lighting, and double glazed window. It is currently used as a gymnasium.

Being fully tiled and comprising suite of paneled bath with shower over, wash hand basin, low-level wc, central heating radiator, recessed ceiling lighting and double glazed window to side.

Outside



The property is set back behind a hand laid block set driveway, with ample parking for several cars and carport.

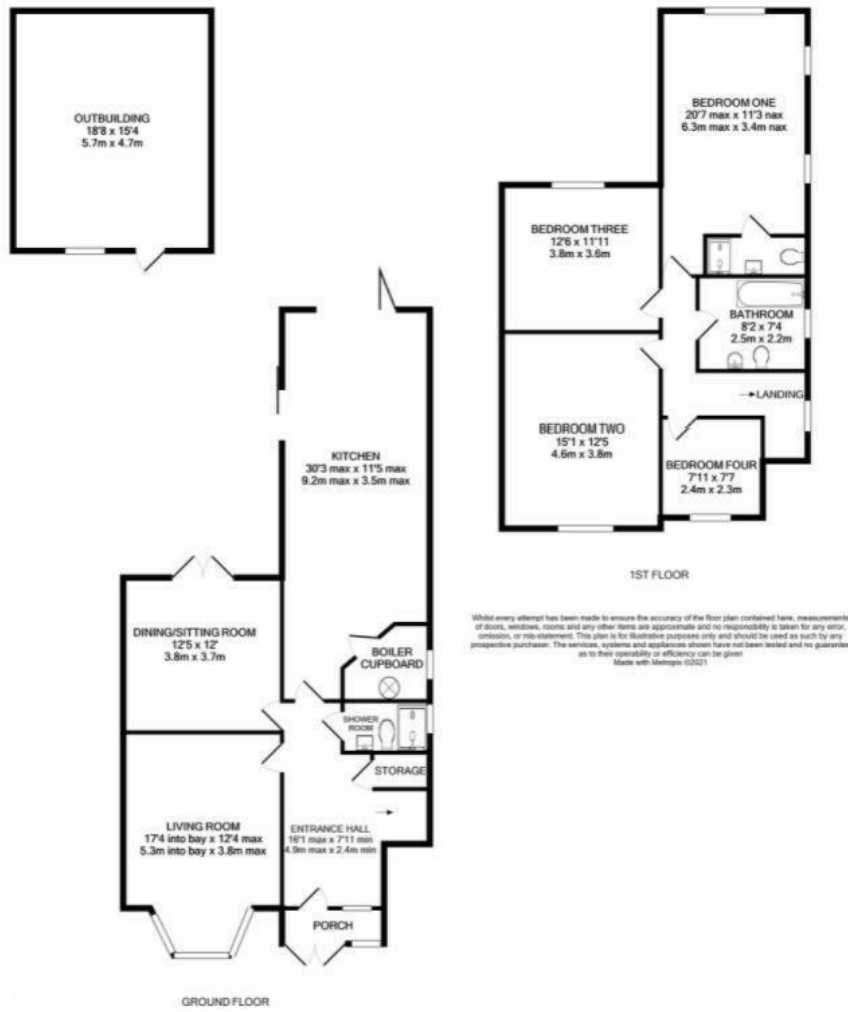
Rear Garden



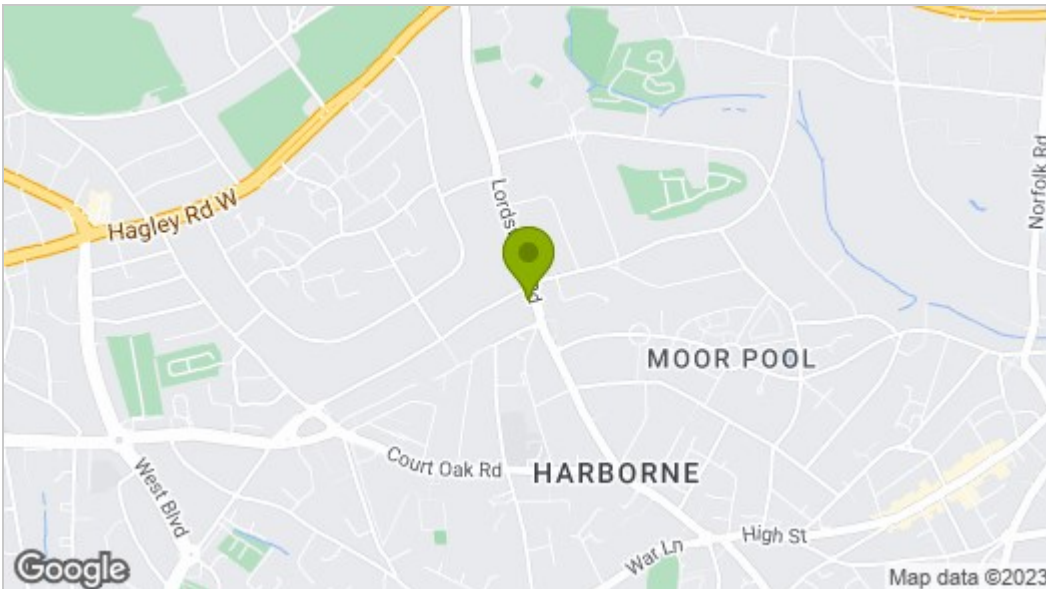
A private garden with patio, timber decked area, good sized lawn and borders.

Outbuilding 15'4" x 18'8" (4.67m x 5.69m)

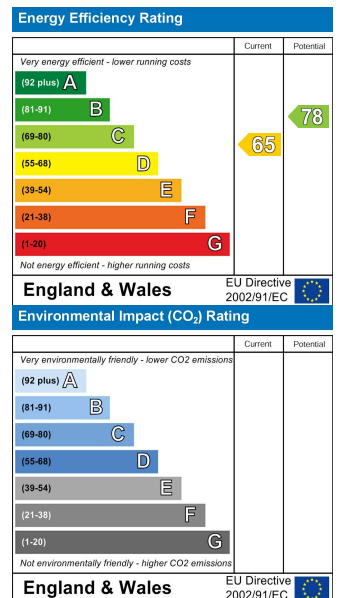
Floor Plan



Area Map



Energy Efficiency Graph



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