



37 Lonsdale Road, Birmingham, B17 9QX

Offers In The Region Of £565,000

Hadleigh Estate Agents are delighted to offer this CHAIN FREE four bedroom period property, located on the ever popular Lonsdale Road in Harborne. This substantial four bedroom terraced property offers charm, character and fantastic potential.

In brief, the property comprises; off road driveway providing parking for two vehicles, welcoming entrance porch and hallway, two spacious reception rooms, a cellar and a further reception room. To the rear of the property is a kitchen and a further room allowing for either a utility or downstairs bathroom. The first floor landing leads off to four good sized bedrooms and modern shower room. To the rear of the property is a substantial private garden, along with shared gated entry running to the front of the property.

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 - E
Council Tax Band - D

Location



Situated within one of Birmingham's most sought after neighbourhoods and ranking within The Times Top 10 places to live, Lonsdale Road is a short walk away from the vibrant Harborne High Street. As such, the property offers easy access to a fantastic array of amenities, including shops, such as Marks & Spencer's and Waitrose and award winning restaurants, including the ever popular Tropea, Harborne Kitchen and Rustic Table.

The globally renowned Queen Elizabeth Hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre. The property also has access to excellent transport links, including the A456 connection to the M5 and the University train station.

Excellent primary, secondary and prep schools are very close by, including Harborne Primary school (OFSTED: Outstanding) being a short walk, as well as Baskerville School, Edgbaston High School for Girls, The Priory School, The King Edward Foundation Schools, Hallfield Preparatory School, West House, The Blue Coat and St George's Schools also very near.

Leisure facilities nearby include Harborne Pool & Fitness centre and Harborne Golf Club. Also in close proximity is The Edgbaston Priory Tennis and Squash Club, which hosts prestigious tennis events, Edgbaston Golf club and the world renowned Edgbaston Cricket Stadium, which is home to Warwickshire County Club and international cricket tournaments.

Entrance Porch/ Hallway



Original Minton tiled flooring, coving and ceiling light point. Internal obscure glazed door along with entrance porch and glazed front door.

Lounge



Feature fireplace, double glazed bay window to front elevation, original coving and large decorative ceiling rose and light point.

Reception Room



Feature fireplace, ceiling light point and double patio doors leading to garden.

Dining Room



Benefitting from a third reception room, allowing for dining space. Window to side elevation, ceiling light point, internal glazed door to kitchen and fireplace.

Kitchen



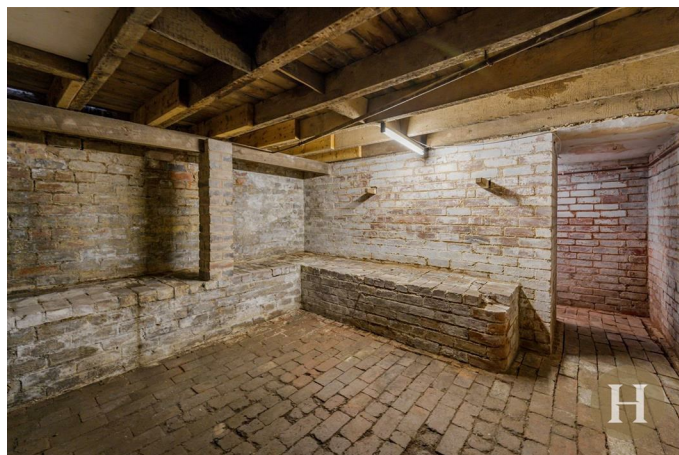
Double glazed window to side elevation along with obscure glazed back door. New kitchenette and ceiling light point.

Utility



Dual aspect glazed windows, spacious room allowing for an ideal utility room or downstairs bathroom.

Cellar



Steps down from hallway, allowing for ample storage space and housing gas meter and lighting.

Landing

Wooden banister, access to loft hatch and ceiling light point.

Master Bedroom



Large double bedroom with double glazed window to front elevation, feature fireplace, gas central heating radiator and ceiling light point.

Bedroom 2



Large double bedroom with double glazed window to rear elevation, original decorative coving, gas central heating radiator and ceiling light point.

Bedroom 3



An additional double bedroom with glazed window to rear elevation and ceiling light point.

Bedroom 4



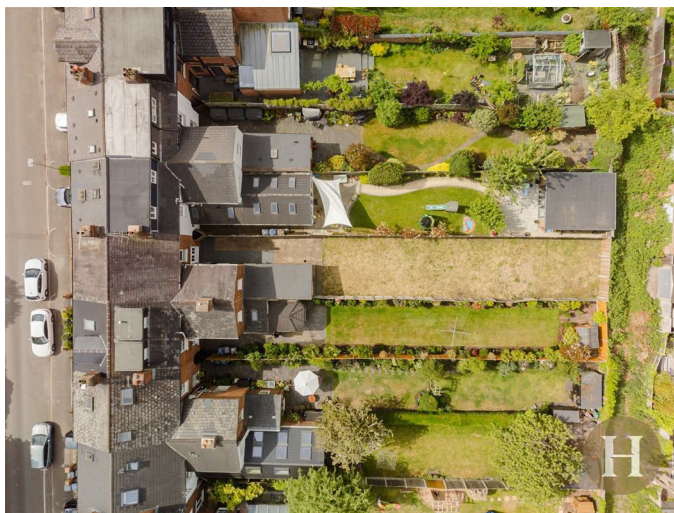
Benefitting from a fourth bedroom with double glazed window to front elevation, gas central heating radiator and ceiling light point.

Shower Room



A modern three piece shower room, including shower cubicle, low level flush WC and hand wash basin. Double glazed obscure window to side elevation and gas central heating radiator.

Garden



Extensive private garden, predominantly laid to lawn. Slabbed patio area and fenced boundaries.

Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

