



## 84 Lordswood Road, Birmingham

£900,000 Freehold

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.

H



### **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 Diner**

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.

### **Downstairs 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.

### Garden

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





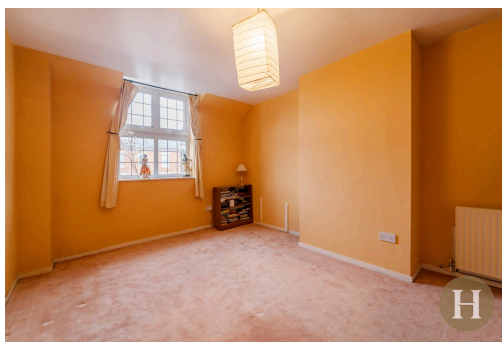
Council Tax band: G

Tenure: Freehold

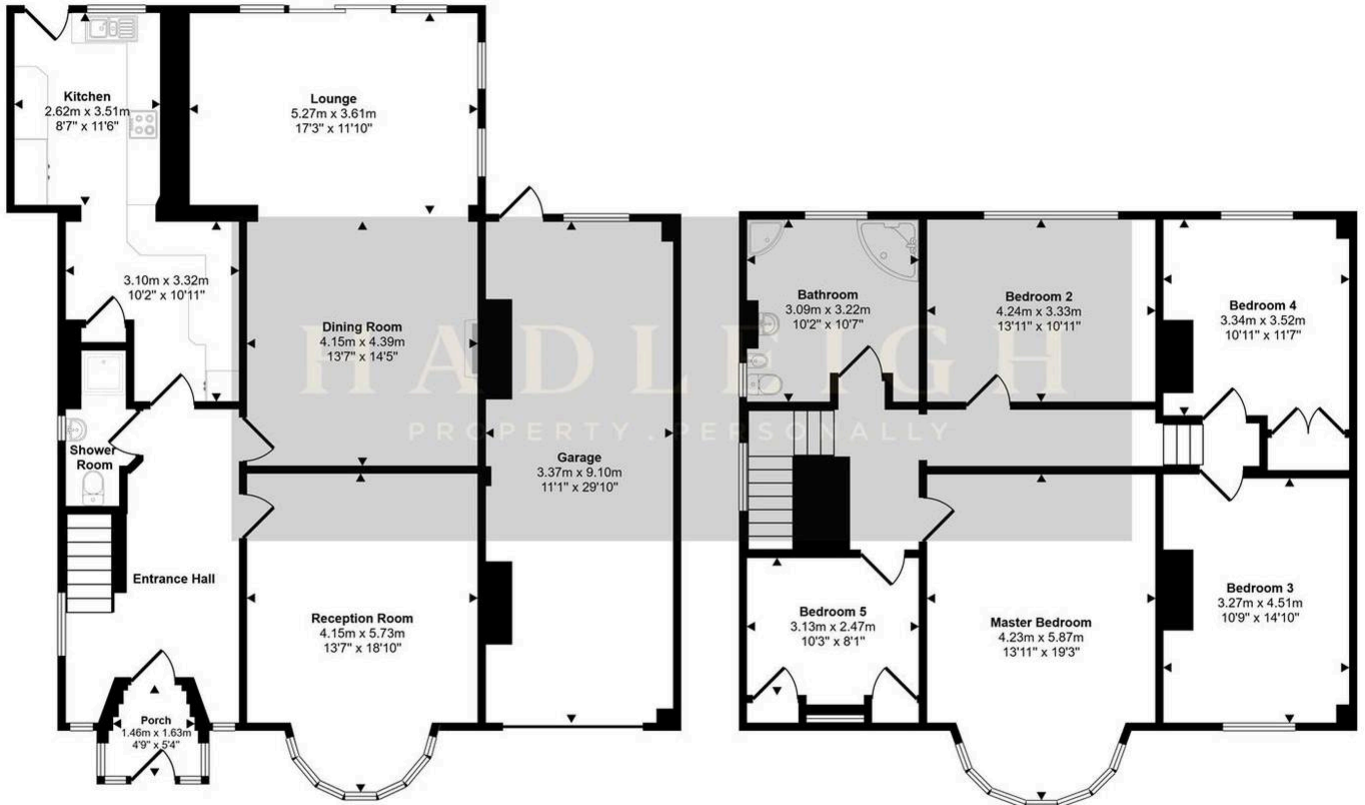
Energy Performance Certificate: D



- › No upward chain
- › Substantial detached family home
- › Five bedrooms & family bathroom
- › Fitted kitchen/diner & large garage
- › In-and-out driveway



Approx Gross Internal Area  
238 sq m / 2566 sq ft



Ground Floor  
Approx 136 sq m / 1462 sq ft

First Floor  
Approx 103 sq m / 1104 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.