

**120 LORDSWOOD ROAD, HARBORNE, B17 9BU**



**A THREE BEDROOMED TRADITIONAL IMPROVED AND EXTENDED SEMI  
DETACHED FAMILY HOME WHICH BENEFITS FROM GAS CENTRAL  
HEATING AND DOUBLE GLAZING, GARAGE TO THE REAR.  
EPC BAND RATING D**

**ASKING PRICE £440,000**



## 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.

## Description

120 LORDSWOOD ROAD is a much improved and extended semi detached residence which benefits from gas central heating (recently fitted boiler controlled remotely via an app) and double glazing. Set back from the road beyond a small front garden the accommodation comprises: Porch, hall, guest cloakroom/shower room, lounge, dining room and extended kitchen with range cooker. At first floor level are three bedrooms and well appointed bathroom. To the rear is a garage, two car drive and garden.

## On the ground floor

### Fully Enclosed Porch

With double glazed front door.

### Reception Hall

Having laid wooden striped floor, central heating radiator with decorative cover, understairs cloaks cupboard, staircase rising off, ceiling light point, meter cupboard, inner front door.







### Guest Cloakroom/Shower

Having low level WC, corner shower cubicle with on-line mixer, wash hand basin, central heating radiator, wall mounted gas boiler, 'Xpelair', port hole double glazed window to front.



### Front Reception/Dining Room

15'1" x 11'7" (4.60m x 3.53m)

Having as its focal point a living coal effect fire inset in feature fireplace, laid wood striped floor, central heating radiator, power points, ceiling light point, multi paned leaded light double glazed bay window to front.



### Living Room

18'3" x 11'2" (5.56m x 3.40m)

Having feature fireplace with gas fire inset, double doors to front reception room, central heating radiator, several power points, picture rail, ceiling light point, TV aerial point, multi paned double glazed 'French' doors and window to rear.





## Seating Area Front Reception



## French Doors

Opening onto the rear garden



## Extended Breakfast Kitchen

19'0" x 13'0" (max) (5.79m x 3.96m (max)) Having sink unit with side drainer and base units beneath, further base and wall units with contrasting worksurface, recessed fridge/freezer, tiled floor, part vaulted ceiling with two 'Velux' skylights inset, low wattage halogen ceiling light points, five ring leisure 'Rangemaster' gourmet cooker, plumbing for dishwasher, double glazed leaded light 'French' door and window to rear.





## Rangemaster



## Window Cill

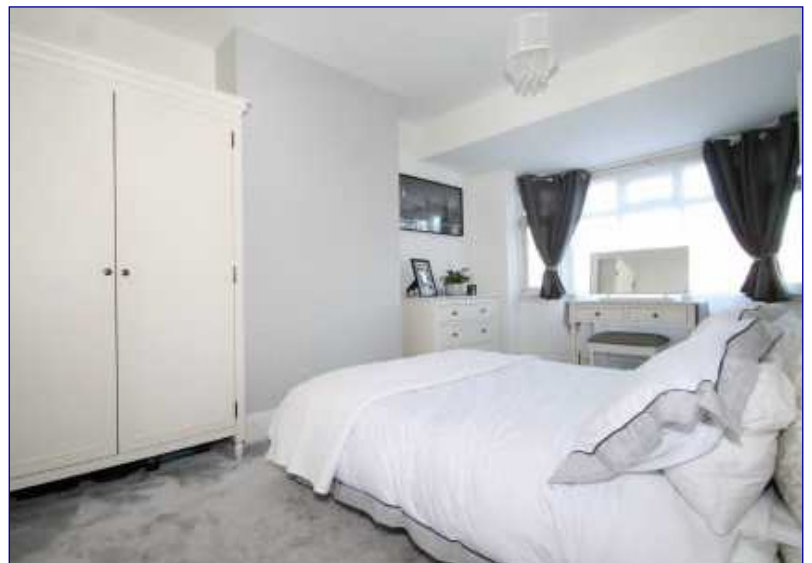


## On the first floor

A tread staircase leads to the first floor landing with leaded light double glazed window to side and to:

## Bedroom One

15'8" x 10'3" (4.78m x 3.12m)  
Central heating radiator, built in single door wardrobe, power points, ceiling light point, leaded light double glazed bay window to front.







### Bedroom Two

11'5" x 10'3" (3.48m x 3.12m)  
Central heating radiator, power points, ceiling light point, leaded light double glazed window to rear.



### Bedroom Three

7'8" x 6'5" (2.34m x 1.96m) Central heating radiator, power points, ceiling light point, leaded light picture window to side and port hole to front.



### Bathroom

Comprising panelled bath, separate corner shower cubicle, mono bloc wash hand basin, WC with concealed cistern, low wattage halogen ceiling light points, 'Xpelair', heated chrome space saver towel rail, opaque leaded light double glazed window to side.



### Outside

The property is set back from Lordswood Road beyond a small front garden and pathway.



### **Rear Garden**

Comprise, patio, raised lawn, conifers, borders, inset wrought iron gate and timber garden shed.



### **Rear Elevation**



### **Garage**

Approached from Woodville Road with two further parking spaces.



### **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.  
**SERVICES:** Mains electricity, gas, water and drainage are available  
**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944



**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.







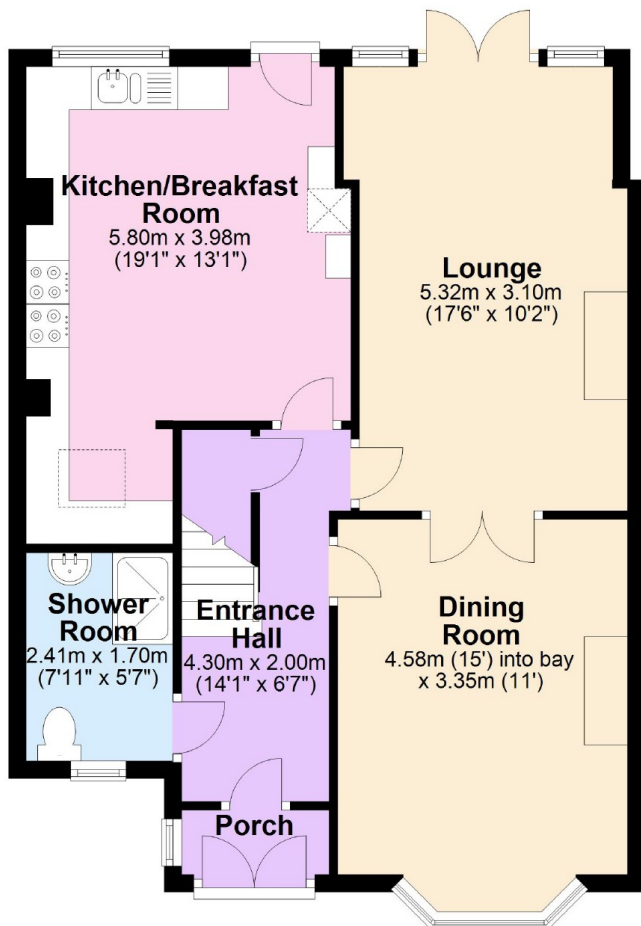






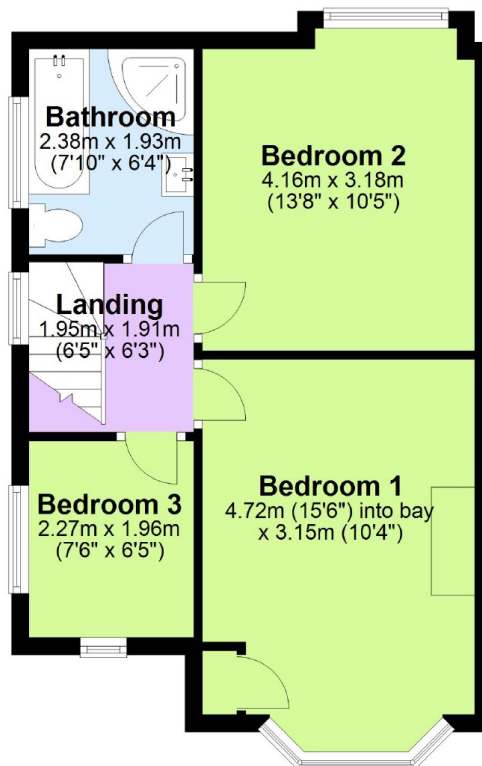
## Ground Floor

Approx. 62.7 sq. metres (674.4 sq. feet)

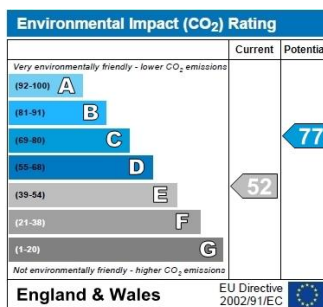
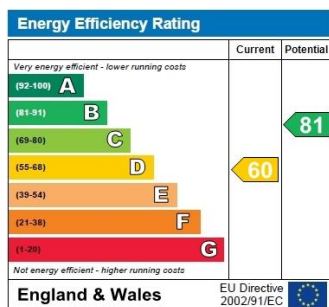


## First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)



### MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".