



Harborne Road, Close to Warley Woods
£575,000

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HOMES

This impressive five-bedroom semi-detached property offers over 2,300 sq ft of spacious and flexible accommodation, thoughtfully extended to create a home perfectly suited to modern family living. Ideally positioned within a short walk of Warley Woods, the property combines generous internal proportions with an excellent lifestyle setting.

The ground floor provides superb everyday practicality, with two well-proportioned reception rooms offering versatile family living and entertaining space. A downstairs WC adds convenience, while the home continues into an extended kitchen designed to suit busy households, with excellent space for cooking, dining and day-to-day living. A separate utility room further enhances the layout, keeping the main living areas clutter-free and functional.

The first floor has been extended to create a valuable fifth bedroom, providing excellent flexibility for larger families, guest accommodation or a dedicated home office. The accommodation continues to the second floor, where a top floor bedroom enjoys built-in storage and its own ensuite, creating a private and well-appointed space.

Further benefits include a garage, offering additional storage or secure parking, and a layout that lends itself perfectly to family life across multiple levels.

With its size, extensions, and highly desirable position near Warley Woods, this is a standout home offering the space and versatility that is increasingly hard to find.

Area

Harborne Road is conveniently positioned just off Hagley Road West (A456), offering excellent access into Birmingham city centre, while also being well placed for commuters needing swift links to Junction 2 of the M5 motorway network. This popular location sits within easy reach of Bearwood and Oldbury amenities, with a great selection of local shops, independent cafés and everyday conveniences close at hand.

The area is also well served by a range of highly regarded schooling, including Lightwoods Primary School, World's End Infant and Nursery, and St Gregory's Primary School which is Ofsted rated as 'Outstanding'. For families, nearby Lightwoods Park provides a fantastic green space for weekend walks and recreation, with Warley Woods and Golf Course also within easy reach.

Further benefits include strong public transport connections and convenient access to Birmingham University, Queen Elizabeth Hospital and the wider Medical Quarter, making this an ideal location for professionals and growing families alike.

Approach

Paved driveway, wall to boundaries, access to garage through double doors and door leading to:

Porch

Tiled flooring, decorative stained glass window, ceiling light point, cupboard which houses the gas metre and door leading to:

Hallway

Tiled flooring, three ceiling light points-one with decorative ceiling rose, power points, radiator, double glazed window to side elevation, two decorative stained glass windows, and doors to:

Living Room

Double glazed bay window to front elevation with window seat, double doors leading from the hallway, electric fire with surround, radiator, ceiling light point and ceiling rose, ceiling coving, carpeted and power points.

Sitting Room

Traditional fireplace with tile surround, laminate flooring, radiator, ceiling light point, ceiling coving, power points and bi fold doors from Kitchen.

Kitchen

Tiled flooring, wall and base units, double sink with mixer tap above, ceiling spot lights, double glazed window to rear elevation, double glazed French doors for access to the rear garden, two 'Velux' sky lights, two radiators, power points and integrated appliances including; double 'Bosch' oven, 'Bosch' four gas ring hob, with extractor hood above, 'Lamona' dishwasher, fridge & freezer and double freezer.

Utility

Tiled flooring, base units, sink with mixer tap above, tiles to splash back areas, plumbing for washing machine, power points and ceiling light point.

WC

Low level WC, wash hand basin, tiled flooring, radiator and ceiling light point.

First Floor Landing

Carpeted, double glazed window to side elevation, radiator, two ceiling light points, power points, stairs to second floor and doors leading to:

Bedroom One

Carpeted, double glazed window to front elevation, ceiling spot lights, radiator, power points and fitted wardrobes.

Bedroom Three

Carpeted, double glazed window to front elevation, ceiling light point, radiator and power points.

Bedroom Four

Carpeted, double glazed window to rear elevation, ceiling light point, radiator and power points.

Bedroom Five

Carpeted, double glazed window to front and rear elevation, ceiling light point, radiator and power points.

Bathroom

Walk in corner shower, bath with mixer tap and handheld hose, wash hand basin, low level WC, part tiled walls, ceiling light point, laminated flooring, wall mounted heated towel rail and two double glazed windows to rear elevation.

Second Floor Landing

Two 'Velux' sky lights, carpeted, ceiling light point and door to:

Bedroom Two

Carpeted, four 'Velux' sky lights, ceiling light point, two radiators, power points, built in wardrobe and door leading to:

Ensuite

Walk in corner shower, wash hand basin, low level WC, part tiled walls, ceiling spot lights, wall mounted heated towel rail and 'Velux' sky light.

Garden

Paved patio area with bricked wall surround, laid to lawn, fence to borders and mature shrubs.

Further Details

- Tenure: Freehold
- Council Tax Band: D
- EPC: C
- Utility supply, rights and restrictions:
- Broadband: FTTP
- Electricity supply: Mains supply
- Sewerage: Mains supply
- Water supply: Mains supply
- Other information
- Construction materials: Brick
- Roof material: Tile

Disclaimer

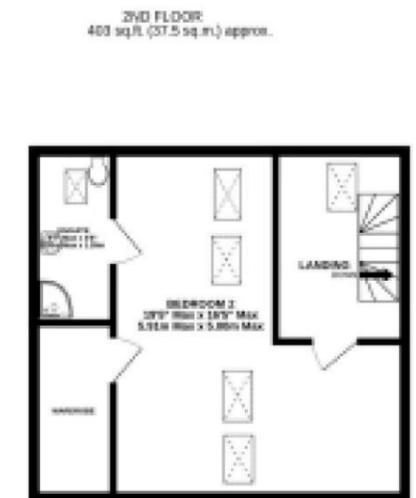
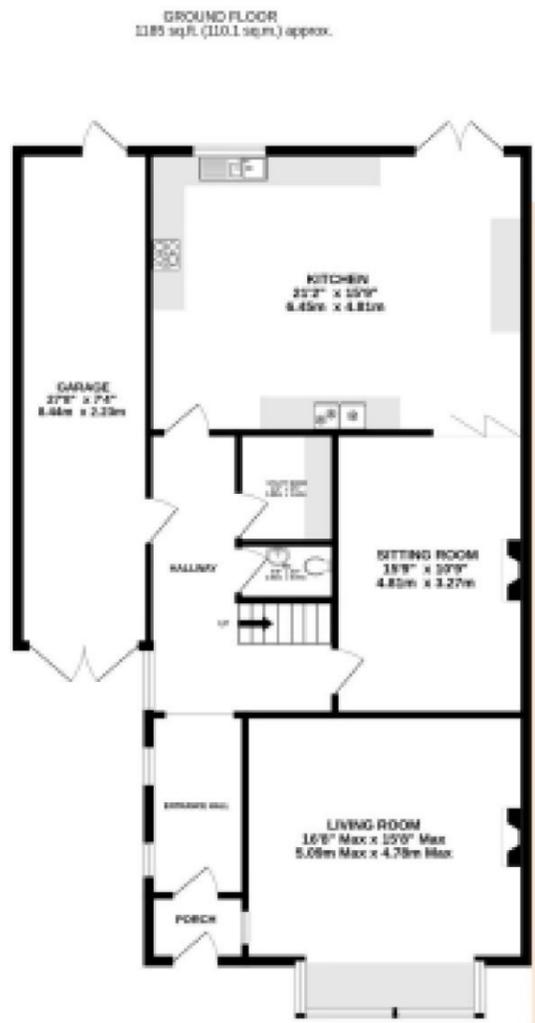
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









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TOTAL FLOOR AREA : 2393 sq.ft. (222.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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