



MCHUGO  
HOMES

**Perrott Way, Harborne B17 8LW**



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## Property Description

Positioned within a quiet cul-de-sac on the sought-after Lordswood Gardens estate, this beautifully presented three-storey home offers just over 1,300 sq ft of well-balanced, modern accommodation designed perfectly for family life.

The property opens into a welcoming entrance hall leading through to a contemporary open-plan kitchen/diner - a bright and sociable space ideal for both everyday living and entertaining. With integrated appliances, generous worktop space and ample room for dining, this area forms the true heart of the home. A dedicated study provides flexibility for home working or additional family needs, while a downstairs WC and useful storage enhance the practicality of the ground floor.

The first floor hosts a spacious and light-filled living room, creating a relaxing retreat away from the main living areas - a signature feature of this popular three-storey layout. Also on this level is a well-proportioned double bedroom with its own modern ensuite shower room. The top floor offers two further double bedrooms, both beautifully maintained and ideal for children, guests or adaptable family use, all serviced by a sleek and contemporary family bathroom.

A particular highlight of this home is the newly landscaped rear garden, thoughtfully designed with modern touches including external lighting to create a tranquil and inviting outdoor setting. Whether enjoying summer evenings, entertaining guests or simply unwinding, this space provides the perfect private retreat.

Further benefits include a private driveway and garage for convenient off-road parking and storage, along with double glazing and gas central heating throughout.

A superb opportunity to secure a spacious and stylish home within a peaceful cul-de-sac setting.

### Area

Perrott Way forms part of the highly regarded Lordswood Gardens, built by David Wilson Homes, and positioned just off Bernard Road and Portland Road within a well-established and family-friendly neighbourhood. The development benefits from attractive communal green space and a children's play area, making it particularly appealing for young families seeking both community and convenience.

The location offers exceptional access to key employment hubs, including City Hospital, the Queen Elizabeth Hospital, Metropolitan Hospital, and the wider Medical Quarter, alongside a straightforward commute to the University of Birmingham. The amenities of Edgbaston Village, Bearwood and Harborne are all within easy reach, providing an excellent selection of independent cafés, quality restaurants and everyday shopping facilities.

Commuters are well served by strong transport links into Birmingham city centre, with nearby arterial routes offering convenient access to the M6 and M40 motorway network. Public transport connections are also readily available.

Families benefit from a number of highly regarded schools close by, including Shireland Primary School, George Dixon Academy, Lordswood Girls' School and St Paul's School for Girls, in addition to a wide choice of respected independent schools across Edgbaston. For leisure and outdoor enjoyment, residents have access to Edgbaston Reservoir within walking distance, along with Summerfield Park and Cannon Hill Park for weekend walks, cycling and family outings. Sporting facilities such as Edgbaston Priory Club and Edgbaston Golf Club are also nearby, while Birmingham's premier retail destinations, including The Mailbox and Bullring, are easily accessible.

### Approach

Driveway leading to garage with up and over door, side gate for access to the rear garden and a paved pathway leading to the front door of the property, opening to:

### Hallway

Laminate flooring, radiator, ceiling light point, power points, stairs leading to first floor landing, built in storage which houses plumbing for a washing and the boiler and further doors to:

### Study

Currently dressed as a boot room, laminate flooring, double glazed window to front elevation, radiator, ceiling light point and power points.

### Kitchen Diner Living Area

Open plan design with a range of wall and base mounted units, roll worktop surfaces with stainless steel one bowl sink with draining area and mixer tap above, integrated appliances of four gas hob with extractor head above and 'Electrolux' double oven below, tiling to splash back areas, power points, LED spot lights with further ceiling light points in dining area, two radiators, further power points, TV point, double glazed bay window with double opening French doors to garden and internal access to storage.

### WC

Laminate flooring, double glazed obscure window to side elevation, corner wash hand basin, low level WC, wall mounted heated towel rail, ceiling light point and radiator.

### First Floor Landing

Carpeted, radiator, power points, ceiling light point, built in storage which houses the water tank and further doors to:

### Living Room

Two double glazed windows to rear elevation, ceiling light point, two radiators, carpeted and power points.

### Bedroom One

Two double glazed windows to front elevation, carpeted, radiator, ceiling light point, power points, fitted wardrobes with part mirror frontage and door to:

### Ensuite

Walk-in shower cubicle with handheld hose, wash hand basin, low level WC, ceiling light point, wall mounted heated towel rail, tiled flooring and tiles to splash back areas.

### Second Floor Landing

Carpeted, loft hatch for loft access, ceiling light point and doors to:

### Bedroom Two

Double glazed window to front elevation, 'Keylite' sky light, carpeted, radiator, power points and ceiling light point.

### Bathroom

Bath with shower hose over, low level WC, wash hand basin, tiled flooring, part tiled walls, wall mounted heated towel rail and ceiling spot lights.

### Bedroom Three

Two 'Keylite' sky lights, carpeted, radiator, power points and ceiling light point.

### Garden

Newly landscaped for a tranquil escape, paved patio area with external lighting, steps leading for lawn area and gate for access to the side of the property and fences to borders.

### Further Details

Tenure: Freehold  
Council Tax Band: D  
EPC: C  
Estate charge: £160.90 per annum

Utility supply, rights and restrictions:

Utility supply  
Broadband: FTTP  
Electricity supply: Mains supply  
Sewerage: Mains supply  
Water supply: Mains supply

Other information  
Construction materials: Brick  
Roof material: Tile

**Disclaimer**

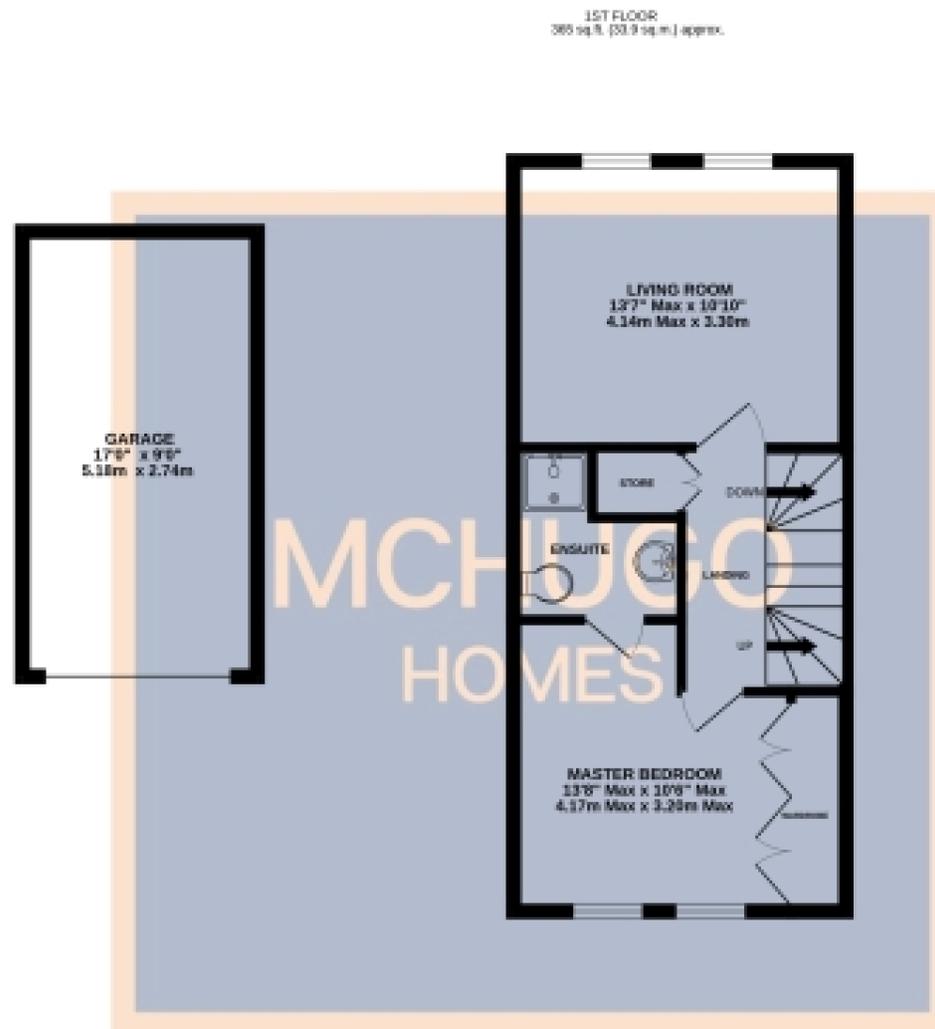
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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.









TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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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## Key Features:

- Quiet cul-de-sac position
- Over 1,300 sq ft of space
- Three-storey family home
- Open-plan kitchen/diner
- Separate study
- Spacious first-floor living room
- Ensuite to bedroom
- Contemporary family bathroom
- Newly landscaped rear garden
- Driveway + garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01215170251 | [movinghome@mchugohomes.co.uk](mailto:movinghome@mchugohomes.co.uk) | [www.mchugohomes.co.uk/](http://www.mchugohomes.co.uk/)

7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

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