



MCHUGO  
HOMES

Lonsdale Road, Harborne B17 9QX



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## Property Description

This exceptional home on Lonsdale Road has been thoughtfully renovated throughout by the current owners, creating a stylish and contemporary family residence arranged across three generous floors.

A porch entrance opens into a long and welcoming hallway, setting the tone for the spacious accommodation beyond. To the front sits an elegant reception room, ideal for more formal entertaining or a cosy retreat away from the main living space, which equates to over 1800 square feet plus further cellar space.

The true heart of the home lies to the rear - a stunning open-plan kitchen, dining and family area designed for modern living. Flooded with natural light and enhanced by heated flooring, this expansive space is perfectly suited to busy family life and entertaining alike. The layout offers seamless flow between cooking, dining and relaxing areas, all overlooking the landscaped rear garden. A downstairs WC adds practicality, with a door leading to the cellar which provides excellent additional storage.

The first floor comprises two/three bedrooms, including a superb principal suite. Bedroom one benefits from its own ensuite and an adjoining open-plan walk-in wardrobe (formerly a bedroom which could be converted back), creating a luxurious and flexible arrangement. A further bedroom completes this level, alongside stairs rising to the second floor.

The top floor hosts an impressive further double bedroom, complete with fitted wardrobes and its own ensuite, offering an ideal guest suite or private teenage retreat.

Externally, the landscaped rear garden provides the perfect setting for family enjoyment or entertaining, designed to balance practicality with outdoor relaxation.

A superbly finished home in a prime Harborne setting, offering space, flexibility and high-quality upgrades throughout.

### Area

Lonsdale Road occupies a highly desirable position within Harborne, ideally placed just a short distance from the vibrant Harborne High Street. Residents can enjoy immediate access to an excellent selection of independent cafés, popular restaurants and everyday amenities, including Waitrose and Marks & Spencer Foodhall, all contributing to Harborne's sought-after village atmosphere.

The location is particularly convenient for the Queen Elizabeth Hospital, the University of Birmingham and the wider Medical Quarter, making it an ideal choice for healthcare professionals and academics. Birmingham city centre is readily accessible via strong arterial road and public transport links, while the nearby A38 provides convenient access to the M6 motorway network and Birmingham International Airport for those travelling further afield.

Families are exceptionally well served by a range of highly regarded schooling options close by, including Harborne Primary School, along with respected independent and secondary schools such as Edgbaston High School for Girls, The Priory School, the prestigious King Edward Foundation Schools, as well as Hallfield Preparatory School, West House, The Blue Coat School and St George's School.

Leisure and recreational facilities are also within easy reach, including Harborne Pool & Fitness Centre and Harborne Golf Club, ensuring an excellent balance of lifestyle convenience and community living.

### Approach

Pebbled approach leading to the front door, electric car charging point.

### Porch

Door to:

### Hallway

Tiled flooring, radiator, ceiling spot lights, ceiling coving, power points and door to:

### Living Room

Carpeted, double glazed bay window to front elevation, built in electric fire, ceiling coving, ceiling light point, radiator and power points.

### Dining Room

Tiled flooring, underfloor heating, ceiling light point with ceiling rose, ceiling coving, power points and opening to:

### Kitchen/Breakfast/Sitting Room

Tiled flooring, underfloor heating, two sky lights, ceiling spot lights, power points, door from kitchen area leading to garden, two double glazed tall windows to side elevation, bi-fold doors looking out to the landscaped garden and opening to patio area, wall and base units in kitchen area, breakfast island with four ring electric hob, electric 'Caple' pop-up extractor fan and further pull up power points, 'Blanco' double sink with flexi tap above, 'Siemens' double oven and space for further appliances.

### WC

Low level WC, wash hand basin, ceiling spot lights and door to:

### Cellar

Steps leading to storage and ceiling light point.

### First Floor Landing

Carpeted, power points, built in storage cupboard and stairs leading to second floor bedroom.

### Bedroom One

Double glazed window to front elevation, ceiling spot lights, radiator, carpeted, power points, opening to walk-in wardrobe (previously a bedroom) and door to:

### Ensuite

Fully tiled, walk-in shower with waterfall and handheld hose, wash hand basin, low level WC wall mounted heated towel rail, ceiling spot lights and double glazed window to front elevation.

### Bedroom Three/Dressing Room

Custom fitted wardrobes, double glazed window to rear elevation, ceiling spot lights, radiator, carpeted and power points.

### Bedroom Four

Double glazed window to rear elevation, ceiling spot lights, radiator, carpeted and power points.

### Family Bathroom

Fully tiled, walk in shower with waterfall shower head, low level WC, wash hand basin, bath with mixer tap, wall mounted heated towel rail, two double glazed windows to side elevation and ceiling spot lights.

### Bedroom Two

located on second floor, Two double glazed windows, eaves storage, fitted wardrobe with mirror frontage and sliding doors, carpeted, two radiators, 'Velux' sky light, ceiling light point, power points and door to:

### Ensuite

Tiled flooring, tiling to splash back areas, walk-in shower with waterfall shower and handheld hose, low level WC, wash hand basin within vanity unit, wall mounted heated towel rail, ceiling light point and 'Velux' sky light.

### Garden

Landscaped garden with paved patio area, laid to lawn, pebble walkway to side door leading into kitchen and fences to borders with mature trees around.

### Further Details

Tenure: Freehold

Council Tax Band: G

EPC: E

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

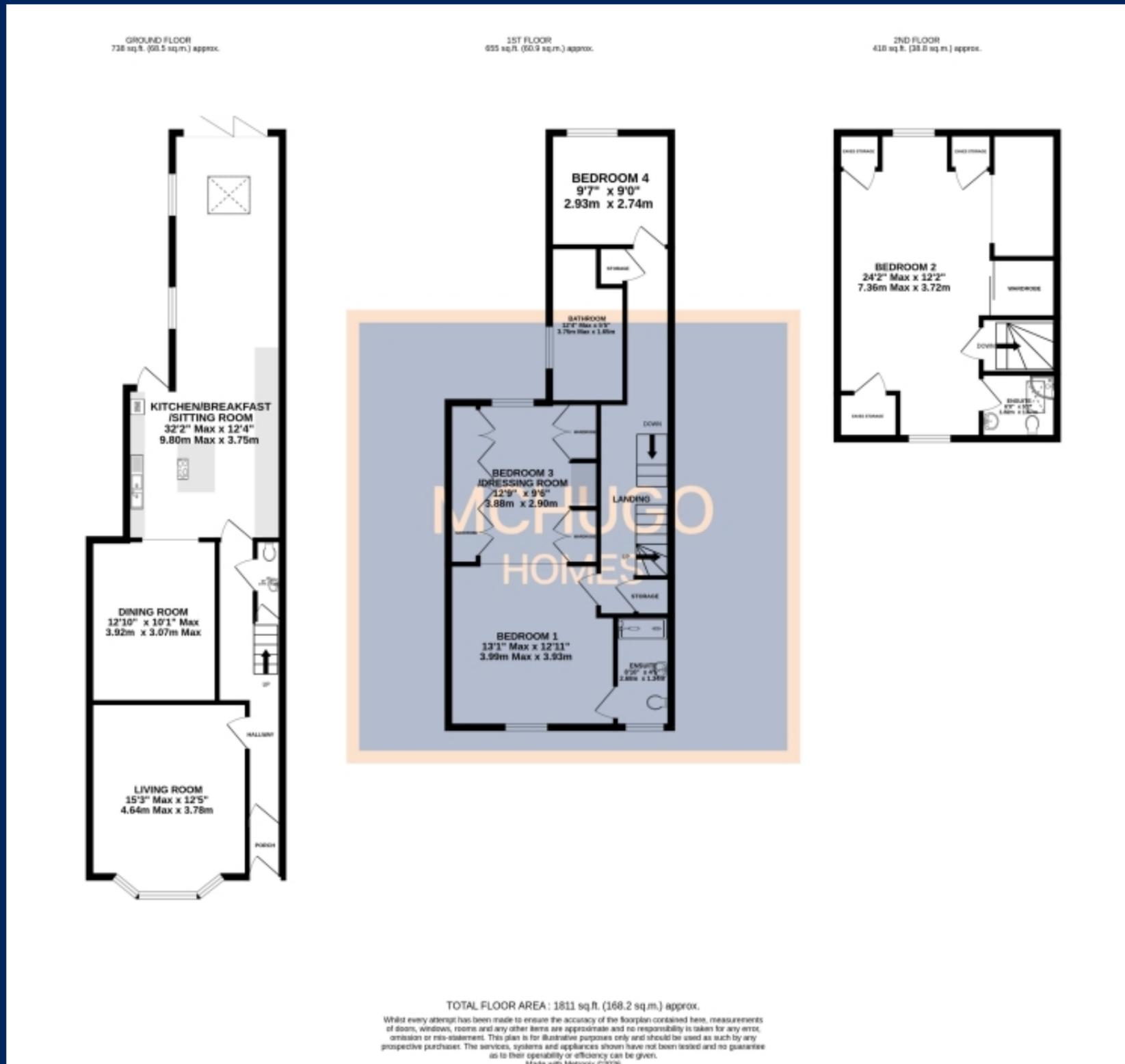
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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.









## Key Features:

- Prime Harborne location
- Three-storey layout
- Electric car charging point
- Three/Four bedrooms
- Two ensuites
- Open-plan living
- Landscaped rear garden
- Cellar storage
- Walk-in wardrobe/Forth bedroom
- No upward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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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