



Floor Layout



Total area: approx. 131.3 sq. metres (1413.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Total approx. floor area 1,413 sq ft (131 sq m)



Lightwoods Road

Bearwood

B67 5BD

Asking Price Of £320,000

- Three Storey House
- Three Bedrooms
- Spacious Living Room
- Extended Kitchen / Dining Room



**Lightwoods Road,  
Bearwood, Birmingham, B67 5BD**  
**Asking Price Of £375,000**



## Property Description

**DESCRIPTION** A stylish and practical three-bedroom family home located on Lightwoods Road in the heart of Bearwood. Set across three floors this spacious house boasts over 1400 sqft of internal living space with a tasteful blend of modern finishes and character features throughout. The ground floor comprises an entrance hallway with a large open-plan living room, and spacious kitchen / diner which has been extended. The first floor features a landing with family bathroom, two double bedrooms, and a staircase leading to the second floor which has a third bedroom / study. To the front of the property is a walled garden area, and to the rear is a large lawned garden with a shed. Viewings are highly recommended.

**LOCATION** Bearwood boasts the charming Warley Woods, a beloved spot enjoyed year-round by both visitors and locals. At the end of Milcote Road, you'll find the scenic Lightwoods Park, a perfect retreat from the hustle and bustle of daily life. Nestled within the park is Lightwoods House, a beautifully restored Grade II-listed building that has been returned to its 18th-century splendour. This historic house now serves as a high-quality venue for various community activities and both public and private events.

The area is also known for its well-regarded schools, including Lightwoods Primary, St. Gregory's Primary, and Abbey Infant and Junior Schools, making it an excellent choice for families.

Harborne Town Centre & Birmingham City Centre are both easily accessible via Hagley Road.

**JAMES LAURENCE ESTATE AGENTS Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.



**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Freehold

**Services:** All mains' services are connected to the property.  
**Local Authority:** Sandwell Metropolitan Borough Council  
**Council Tax Band:** C

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

**Further Material Information:**

**Part A**

**Council Tax /Domestic Rates:** C

**Asking price:** £375,000

**Tenure\*:** Freehold

**Part B**

**Property type:** Terraced House

**Property construction:** Purpose Built

**Number and types of room:** Three-bedroom house

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** We recommend you complete your own investigation

**Mobile signal/coverage:** We recommend you complete your own investigation

**Parking:** On-road

**Part C**

**Building safety:** We recommend you complete your own investigation

**Restrictions:** N/a

**Rights and easements:** N/a

**Flood risk:** N/a

**Coastal erosion risk:** N/a.

**Planning permission:**

**Accessibility/adaptations:** N/a.

**Coalfield or mining area:** N/a.

**Energy Performance Certificate (EPC)\*\*:** Pending .



**To book a viewing  
of this property:**

**Call:**  
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