



TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)

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  
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**James Laurence**  
Sales and Lettings

**Garden House Harborne Road**  
Birmingham, B15 3JJ

- Two bedroom apartment
- Shower room and en-suite bathroom
- Garage
- Gated parking space

**Asking Price Of £449,950**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







## Property Description

### PROPERTY

A spacious two bedroom two bathroom apartment in one of the regions most luxurious and intimate residential developments on the borders of Harborne and Edgbaston.

This first floor property is accessible by stairs and lifts access, boasting over 1100 square feet of accommodation which has been upgraded by the current vendor, consisting of living room leading to a private long balcony, further dining room (which offers flexible accommodation as potential third bedroom or study) and a separate kitchen. This kitchen was bespoke fitted with wooden fronted storage, breakfast bar area and fitted appliances of 'Hotpoint' double oven, plus 'Neff' extractor hood. Two double bedrooms feature luxuries of fitted wardrobes with the



master leading to ensuite bathroom to compliment the modern refitted family shower room. Further offerings include a large welcoming entrance hallway, ample storage, secure intercom and entry system, gas central heating and upgraded UPVC double glazing-offering dual aspect.

Externally a balcony leads from living and dining rooms with the privacy of rear aspect, whilst buyers will be delighted with both a garage-with up and over electric operated door, and allocated parking space behind gated access, whilst there are visitor parking spaces to the front.

### AREA

Garden House is a prestigious residential consisting of just five apartments set back from Harborne Road. Its situated on a prominent avenue leading from Harborne, on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Harborne High street with a plethora of independent eateries and boutiques, and very accessible to A38 links to M6 motorway and Birmingham International Airport beyond.

### SCHOOLS

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

### LEISURE

Leisure facilities are provided with The Edgbaston Priory club on the doorstep-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping boutiques in the city nearby.