

ENGLANDS



118 Osmaston Road
Harborne, Birmingham, B17 0TN

£411,000



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This traditional-style, extended semi-detached property features a dual-aspect living and dining room, an expanded kitchen complete with an island, conservatory, utility room, ground-floor WC, and a versatile ground-floor bedroom/study with an en suite. The first floor accommodates three additional bedrooms and a shower room. The property also boasts a rear garden that faces south, plus a spacious driveway.

Located on Osmaston Road, the property is conveniently positioned between Elford Road and Northfield Road, just a short distance from local shops. It offers easy access to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, along with excellent amenities along Harborne High Street and Selly Oak. Regular transport services provide convenient connections to the comprehensive leisure, entertainment, and shopping facilities in the City Centre.

The property itself is set back from the road with a paved double driveway. Please note there is no chain.

An internal inspection is essential to appreciate the accommodation and location which comprises in more detail:

PORCH

HALLWAY

LIVING/DINING ROOM

29'7" into bay x 10'5" max (9.04m into bay x 3.20m max)

BEDROOM FOUR FRONT





ENSUITE SHOWER ROOM
3'10" max x 5'10" into shower
(1.17m max x 1.79m into shower)

GROUND FLOOR WC

KITCHEN
12'1" max x 17'0" max (3.69m max x 5.19m max)

CONSERVATORY
9'9" max x 14'4" max (2.98m max x 4.38m max)

UTILITY
5'2" max x 7'3" max (1.58m max x 2.23m max)

LANDING

BEDROOM ONE FRONT
10'5" max x 15'0" max (3.18m max x 4.59m max)

BEDROOM TWO REAR
10'6" max x 14'11" max (3.21m max x 4.57m max)

BEDROOM THREE FRONT
6'1" max x 6'7" max (1.86m max x 2.01m max)

SHOWER ROOM
8'3" into shower x 6'10" max (2.54m into shower x 2.09m max)

OUTSIDE

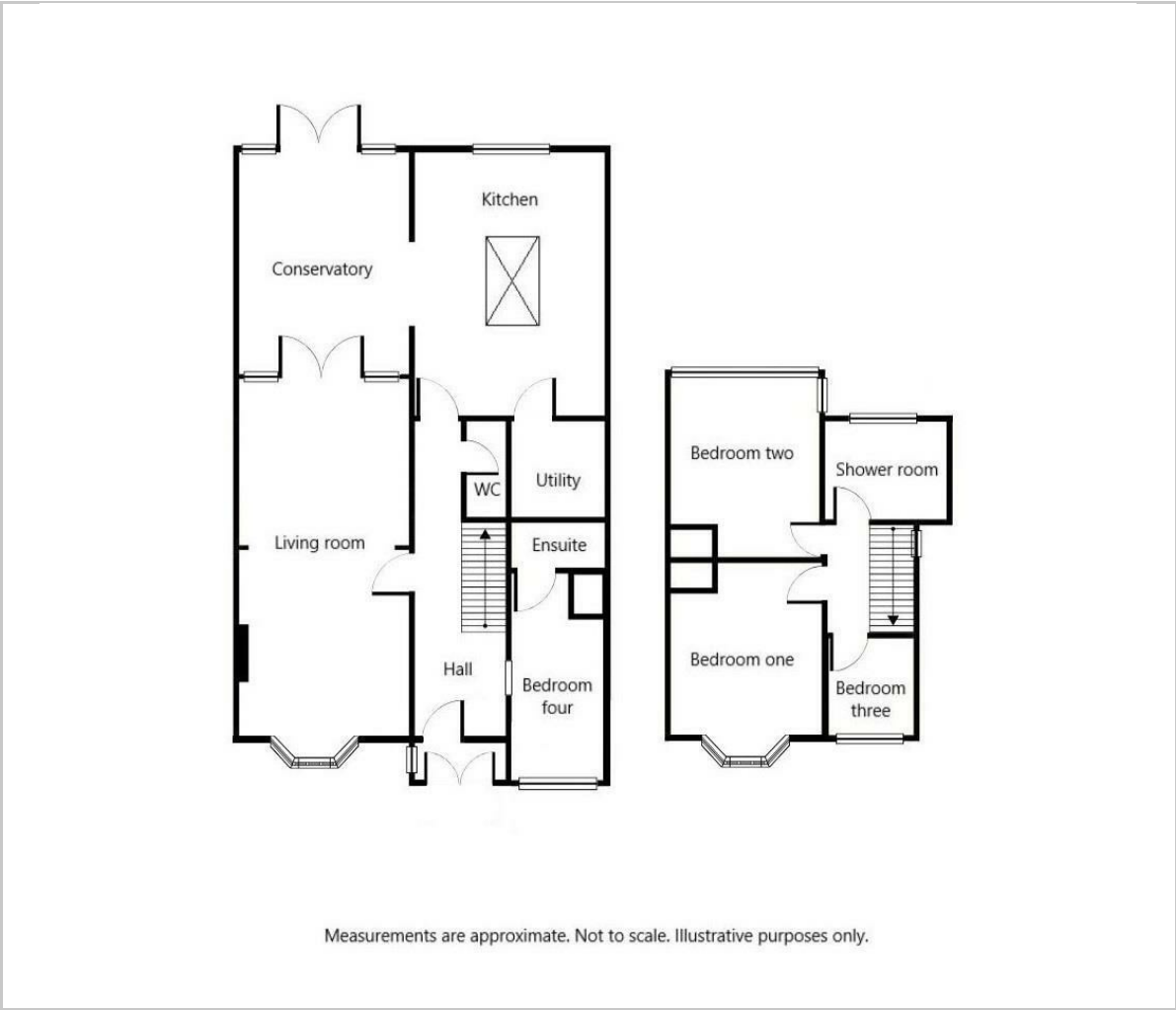
REAR GARDEN

OUTBUILDING
22'11" max x 14'11" max (6.99m max x 4.55m max)

ADDITIONAL INFORMATION



Floor Plan



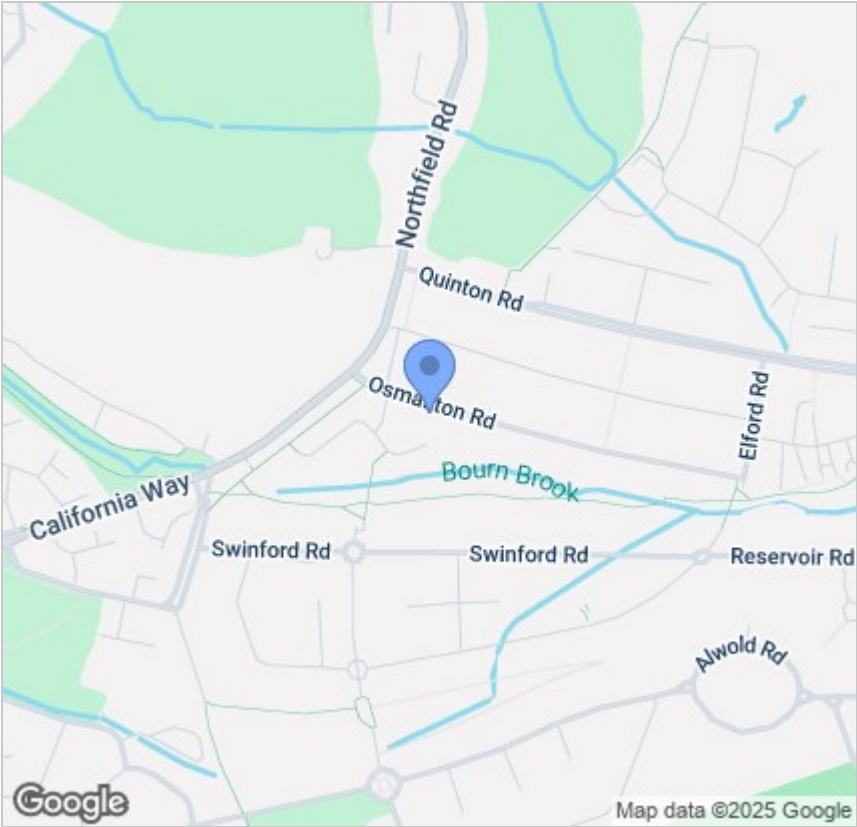
Viewing

Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

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146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

Area Map



Energy Efficiency Graph

