

# ENGLANDS



256 Harborne Park Road

Harborne, Birmingham, B17 0BL

£525,000







## PROPERTY DESCRIPTION

Modern detached property in a very convenient location and having been extended by the current owners to create a spacious family home. Briefly comprising recently re-fitted kitchen, extended lounge/dining room, snug, four bedrooms, one with ensuite, family bathroom and enclosed rear garden. The property enjoys an uninterrupted view over Grove Park and has the benefit of a driveway providing off-road parking.

The property is very well-located for the Queen Elizabeth Hospital, which is approximately a 15-minute walk. University of Birmingham is also close by and the Selly Oak Retail Park with its wide range of shops.

The University train station is within easy reach, which provides access into the city centre in just 7 minutes. Harborne village is nearby with its enviable choice of restaurants and retailers.

The property is set back from the road by a block paved driveway, front garden having a range of evergreen shrubs and flowers. Composite entrance door with canopy over and having decorative glazed panels and double glazed side window leading into:





## HALLWAY

Having ceiling light point, radiator and stairs rising to first floor accommodation.

## GROUND FLOOR CLOAKS/WC

Having low flush WC, wall-mounted wash handbasin with mixer tap over, UPVC double glazed window with obscured glass, radiator and laminate flooring.

## RECENTLY RE-FITTED BREAKFAST KITCHEN

3.95m max x 2.68m max (12'11" max x 8'9" max)  
Having a range of matching gloss-fronted wall and base units, composite work surfaces, one and a half bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window to the front elevation, part complementary tiling to walls, two ceiling light points, integrated Indesit electric oven and Zanussi gas hob with wall-mounted Zanussi extractor fan above, integrated Electrolux dishwasher, and space and plumbing for washing machine. Tile effect flooring and radiator.

## EXTENDED LOUNGE/DINING ROOM

7.97m max x 4.5m max (26'1" max x 14'9" max)  
Having two radiators, ceiling light point, three wall lights, recessed ceiling spotlights, two Velux roof lights, double glazed aluminium bifold doors leading out to the garden and wood flooring. Useful under stairs storage cupboard.

## SITTING ROOM/SNUG

5.4m max x 2.38m max (17'8" max x 7'9" max)  
Having UPVC double glazed window overlooking the garden, radiator, two ceiling light points and door through to garage storage.

## STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having ceiling light point, light tunnel and loft access hatch.

## BEDROOM ONE

4.48m max x 2.71m max (14'8" max x 8'10" max)  
Having UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.



## BEDROOM TWO - FRONT

5.33m max x 2.38m max (17'5" max x 7'9" max)  
having UPVC double glazed window to the front elevation, radiator and ceiling light point.

## EN-SUITE SHOWER ROOM

Having walk-in shower cubicle, recessed ceiling spotlights, vinyl flooring, low flush WC, pedestal wash handbasin with mixer tap over, UPVC double glazed window with obscured glass, extractor fan and also vertical radiator.

## BEDROOM THREE

3.95m max x 2.68m max (12'11" max x 8'9" max)  
Having UPVC double glazed window overlooking the front elevation and Grove Park, radiator and ceiling light point

## BEDROOM FOUR

3.56m max x 1.79m max (11'8" max x 5'10" max)  
Having UPVC double glazed window to the rear elevation, radiator and ceiling light point.

## BATHROOM

Having non-slip vinyl flooring, panel bath with wall-mounted shower over plus mixer tap, UPVC double glazed window with obscured glass, part complementary tiling to walls, wall-mounted wash hand basin with mixer tap over, low flush WC, recessed ceiling spotlights, vertical radiator and cupboard housing the recently-fitted Worcester gas Combi boiler.

## OUTSIDE

### ENCLOSED REAR GARDEN

Having paved seating area, fence panels to two sides and rear retaining wall, lawn and a range of established evergreen shrubs and trees. Side access to the front of the property.

### SMALL GARAGE

Useful garage which can be accessed fro the driveway or through the snug. Power and lighting,

## ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: E





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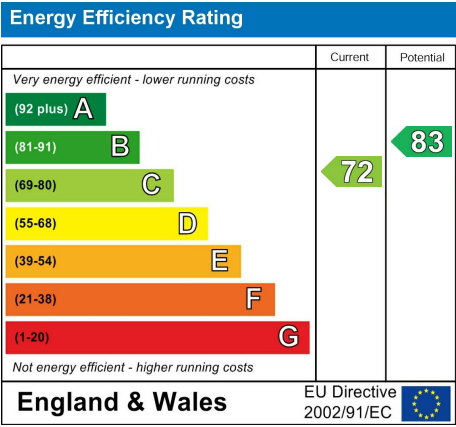




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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