



**88 STATION ROAD**  
HARBORNE, BIRMINGHAM B17 9LX

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

# 88 STATION ROAD £725,000

HARBORNE

A handsome three bedroomed Victorian house which has undergone a no expense spared refurbishment, offering 2,065 sq ft (191 sq m) of immaculately presented accommodation with a double garage.

## Situation

The property is situated on the corner of Station Road and Wentworth Road, very close to the highly sought after Harborne Primary School. The house is also conveniently placed for the other amenities which Harborne offers, with Waitrose a short walk away, a good selection of eateries and bistros, easy and frequent bus service to and from Birmingham City Centre and within 2 miles of The Queen Elizabeth Medical Centre.

## Description

88 Station Road is an elegant Victorian end of terrace house with approximately 2,065 sq.ft. of painstakingly renovated accommodation set over three floors.

The front door opens into a tiled **Reception Hall** leading through a pair of double doors to the splendid dual aspect double-bay **Sitting Room** with underfloor heating. The **Kitchen** is the true hub of the house and is a wonderfully sociable space. The kitchen area is fitted with high quality bespoke made to measure slate-grey base and wall units with Silestone work-surfaces. There is a large central island unit with a breakfast bar and an inset sink. Neff appliances are featured including an induction hob, separate 4 ring gas hob, extractor hood, double oven, and fridge freezer. Once again there is underfloor heating and a very useful large walk-in Pantry.

To the far end of the kitchen is the **Dining area**, perfect for relaxing and entertaining whilst enjoying delightful views of the garden. Large Velux windows and full width bi-fold doors allow maximum natural light to pour into the room, whilst a remote-controlled electric fire ensures that the room remains warm and inviting all year round despite its size. A door leads to a **Study** with underfloor heating and further doors to a separate **Utility**, and well finished **Guest Cloakroom**.

On the first floor, the master bedroom is accessed via a superb **Dressing Room** with high quality bespoke fitted wardrobes and drawers. The **Master Bedroom** itself has dual aspect double glazed windows to the side and front elevation. This spacious room is finished with wooden laminate flooring and has a walk-in wardrobe area behind a partition wall.

**Bedroom Two** is a spacious room to the rear elevation and has bespoke double door wardrobes and is finished with quality laminate flooring and radiator. The **Family Bathroom** is luxuriously fitted with tiled bath, separate double tray shower cubicle, low-level WC, space saver chrome central heating radiator, linen storage, ceiling spotlighting and two double glazed windows to side.

On the second floor **Bedroom Three** benefits from an abundance of storage utilising the eaves, bespoke built in wardrobes and drawers yet leaving a very spacious double bedroom. There is a window to the front elevation, quality laminate flooring and a radiator. A door leads off to a well-appointed **En-Suite Shower Room**.

## Outside

To the front and side of the house is a hard-landscaped garden, ideal for socialising and with lighting, flagstones, artificial grass, neat borders, and privacy fences.

There is a **Double Garage** to the side, approached from Wentworth Road with a remote-controlled roller door, power points and an internal door leading to the Study.

## General Information

**Tenure:** The property is freehold

**Council Tax:** Band D

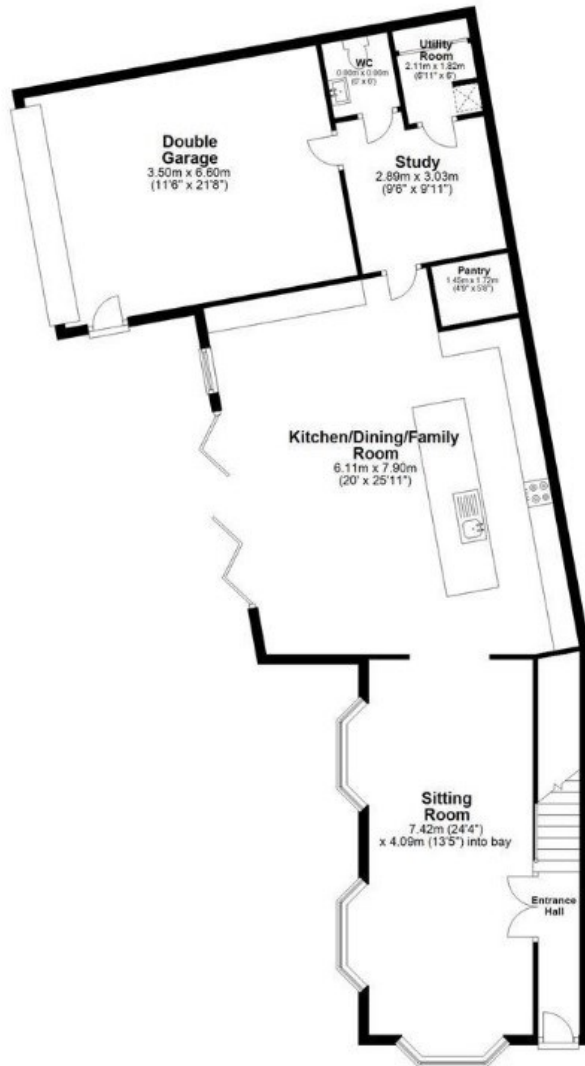
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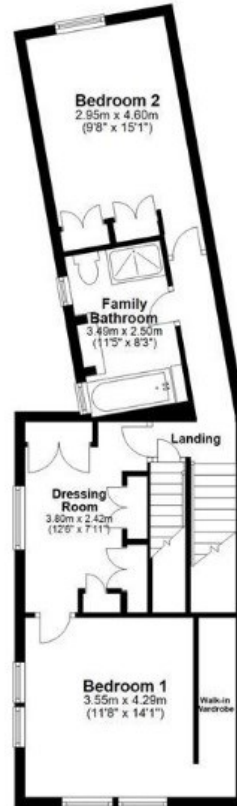


To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Approx. 119.8 sq. metres (1289.1 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.9 sq. feet)



**Second Floor**  
Approx. 21.2 sq. metres (228.4 sq. feet)



Total area: approx. 191.9 sq. metres (2065.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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