



89 GILLHURST ROAD
HARBORNE, BIRMINGHAM B17 8PE

Robert Powell
RESIDENTIAL SALES & LETTINGS



89 GILLHURST ROAD £625,000

HARBORNE

A unique detached 3 bedroomed dormer bungalow in an extremely desirable location and occupying a fabulous south-facing plot with elevated tree-lined views.

Situation

The property is situated on Gillhurst Road, close to its junction with Pereira Road and Knightlow Road. Harborne's vibrant and bustling High Street is around a mile away and offers excellent local and convenience shopping as well as numerous coffee shops, pubs and restaurants.

Birmingham City Centre lies some three miles to the east whilst access to the Midland's motorway network can be easily found via junction 3 of the M5 which is less than four miles away or via Junction 6 of the M6 which is approximately six miles distant.

Lordwood Girls and Boys schools are both within half a mile of the property, whilst Harborne Primary School is just over half a mile away.

Description

89 Gillhurst Road is a modern detached bungalow with a dormer loft extension creating flexible accommodation over two floors. The property would benefit from some general modernisation but offers exceptional potential to create a fantastic individual home. The existing accommodation is already an excellent size, but with a lovely wide plot the property offers exciting potential to be further extended if desired (subject to any necessary consents).

The property is entered via an enclosed entrance porch with carved wood inner front door leading into the hallway. There are two reception rooms, including a lovely spacious and bright living room with a large window and patio doors providing panoramic views of the garden. An open-tread staircase to the rear of the living room leads up to the first floor bedroom. The second reception room

is a good-sized dining room with pleasant views of the garden and beyond via a low-level window. Adjacent to the dining room is the fitted kitchen, beyond which is the utility room with access to the garden and garage.

There are two front-facing ground floor double bedrooms, both with fitted wardrobes which are served by a house bathroom with separate WC adjacent.

On the first floor is a superb double bedroom with large dormer window providing wonderful far reaching views to the rear. There are fitted wardrobes to one wall and a door off the bedroom leads through to an en suite shower room.

Outside

The property has an exceptionally wide frontage including a lawned area with planted beds, and driveway parking for two to three cars. The integral garage provides additional parking or storage if preferred. To the rear of the house is a most delightful south-facing garden which enjoys elevated views across an area of private woodland and beyond. The garden includes a large raised patio spanning the full width of the property and with a summer house to one side, beyond which is a manicured lawn with mature shrubs and trees. The garden wraps around to the side of the house where there is an area of hard- standing and two timber sheds.

General Information

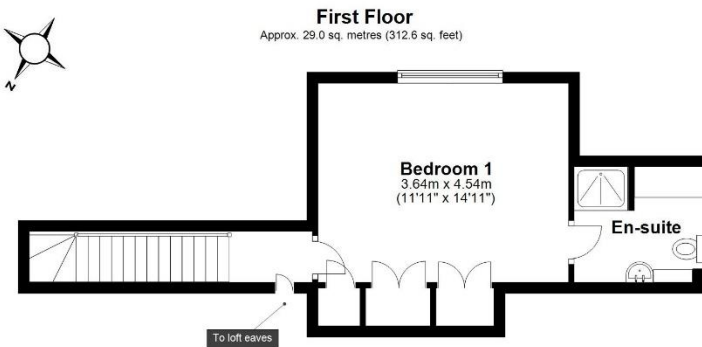
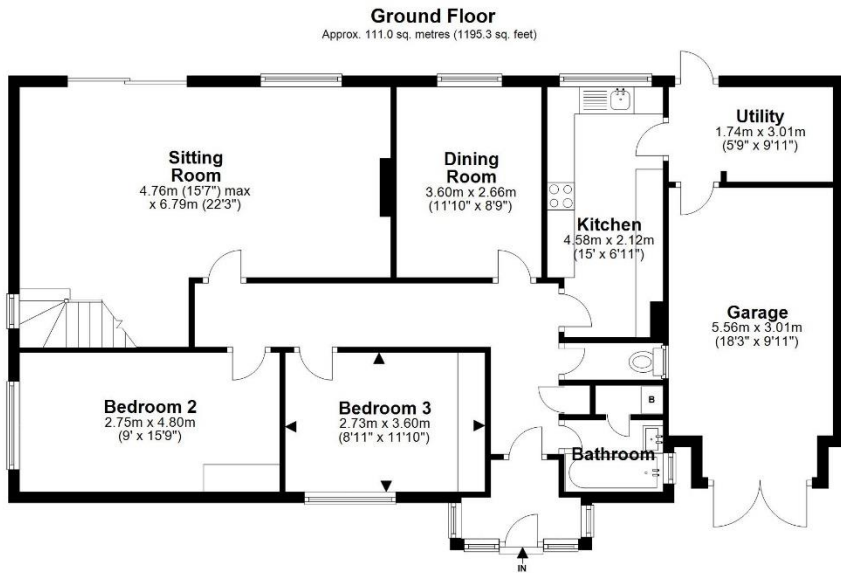
Tenure: The property is understood to be freehold.

Council Tax: Band F

Services: Gas and electricity are connected. The property has gas fired central heating.



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



Total area: approx. 140.1 sq. metres (1507.9 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
Area excludes any white filled walls
For more information please contact the agent

89 Gillhurst Road, Harborne



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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