



4 VICARAGE ROAD
HARBORNE, BIRMINGHAM B17 0SP

Robert Powell
RESIDENTIAL SALES & LETTINGS



4 VICARAGE ROAD

£925,000

HARBORNE

A modern detached house with flexible accommodation including a self-contained two storey one bed roomed annexe. The main house has two reception rooms, stylish kitchen, four bedrooms, two bathrooms. Driveway parking, garage, delightful garden.

Situation

Vicarage Road is situated in a quiet corner of Harborne yet conveniently situated only half a mile from the bustling High Street. St Peter's Primary School is within a few hundred metres of the property, as is 'The Bell' – a 300 year old inn serving real ales and good food. Harborne Municipal Golf Course is just down the road.

Description

4 Vicarage Road is a very well-presented traditional detached house with accommodation in all extending to approximately 2,113 sq ft (196 sq m). The house was extended and reconfigured in the past to create a separate two storey annexe but has been designed so that the annexe can be incorporated into the main house if desired.

The house is entered via an enclosed porch leading via an inner front door into the reception hall. Attractive dark oak herringbone patterned parquet flooring runs through from the porch to the hall and there is a useful under stairs storage cupboard.

The sitting room is an excellent size and has a large window to the front elevation and glazed double doors opening out to the rear garden. The dining room can comfortably accommodate a table for 10 and has glazed double doors opening to the garden and an internal door linking to the kitchen/living room in the annexe.

The breakfast kitchen was refitted in recent years with sleek white gloss handleless base and wall units with white granite worktops and contrasting slate grey Karndean flooring. Quality Neff integrated appliances include two "slide and hide" electric ovens, combination microwave, warming drawer, induction hob, dishwasher, full height fridge, full height freezer. There is also a Siemens integrated washing machine and a Quooker instant boiling water tap.

The principal bedroom suite includes a double bedroom with Velux rooflight, extensive fitted furniture to one wall, walk-in wardrobe with fitted shelving and hanging rails, en suite shower room with shower enclosure and electric shower, wash basin, WC, chrome heated towel rail. Bedroom two is a good-sized double room with window to the front and quality fitted furniture to one wall. Bedroom 3 is a double room overlooking the rear garden. Bedroom 4 is a single sized room but with a wooden ladder up to an additional mezzanine loft area. There is a door off the bedroom linking through to the annexe.

The house bathroom has been recently refitted with a smart modern suite including fitted basin and concealed cistern vanity unit and a bath with shower over, electric under floor heating.

The Annexe

The annexe can be accessed from the rear via glazed double doors opening directly into the kitchen/living area. The kitchen has white base units with acrylic work-surfaces, electric oven, four ring gas hob with extractor, integrated dishwasher. There is an inner hallway off which is a WC/utility room. Stairs lead up to the double bedroom with en suite having bath with electric shower over, WC, wash basin with vanity unit.

Outside

To the front of the property is a good sized brick paved driveway leading up to the integral single garage. To the rear is a beautifully maintained garden with paved patio, level lawn, well established borders with mature shrubs and trees and a greenhouse.

General Information

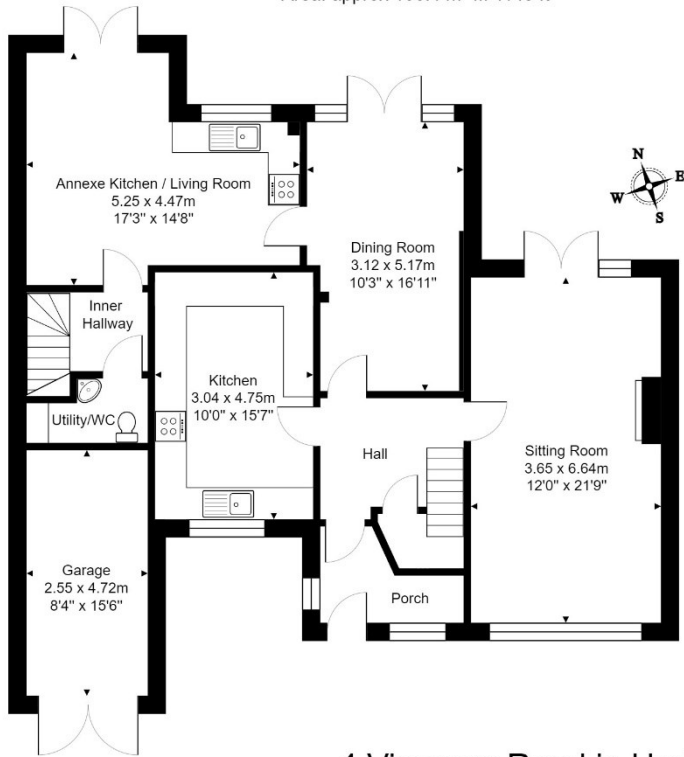
Tenure: We understand that the property is freehold.
Council Tax: Band F.



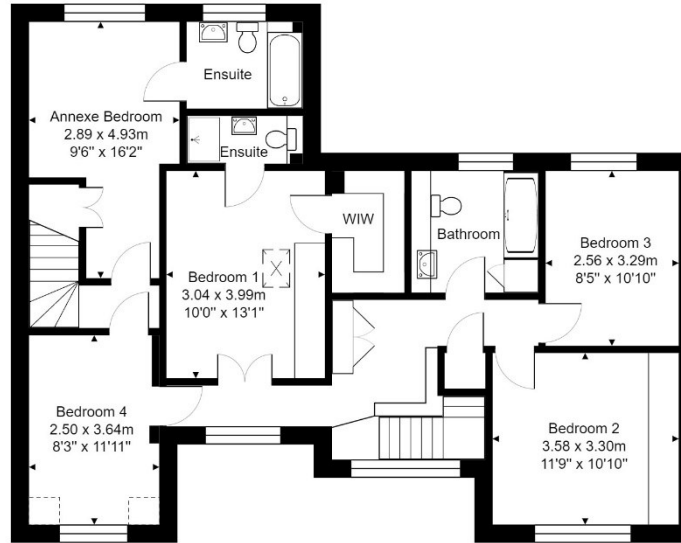


To view this property call Robert Powell on **0121 454 6930**

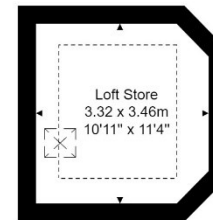
Ground Floor
Area: approx 106.4 m² ... 1145 ft²



First Floor
Area: approx 89.9 m² ... 968 ft²



Attic Level (above Bed4)



4 Vicarage Road in Harborne

Total Area: approx 196.3 m² ... 2113 ft² (excluding loft store)

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co have any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

