



73 PARK HILL ROAD

HARBORNE, BIRMINGHAM B17 9HH

Robert  Powell  
RESIDENTIAL SALES & LETTINGS





# 73 PARK HILL ROAD

£595,000

HARBORNE

A most attractive 3 bedrooomed Edwardian semi-detached house with an abundance of character and situated in a highly desirable road.

## Situation

Park Hill Road is ideally situated close to the superb amenities of Harborne High Street where regular buses to and from the city centre can also be found. The highly sought after Harborne Primary School is approximately a 400m walk from the house. The property is close to the Moor Pool Conservation Area with its fish pool, narrow characterful walkways and tennis court facilities. Just down the road is an access to the Harborne Walkway, a delightful, naturalised trek along a disused railway route.

## Description

73 Park Hill Road is a beautiful Edwardian semi-detached house which is brimming with character and charming period features. The house is much loved and has been well maintained but would benefit from some general modernisation in parts. The well laid out accommodation extends in all to around 1,344 sq ft (125 sq m) plus a useable attic space which offers excellent scope for conversion to additional bedroom accommodation (subject to consents).

The property is entered via a solid wood front door with original brass letterbox, set beneath an attractive canopy porch and leading into an entrance vestibule. A decoratively glazed inner front door leads into the hall which has a beautiful Minton tile floor and a plaster arch with ornate corbels. A useful cupboard under the stairs provides storage and coat hanging space and also houses the control panel for the intruder alarm.

The front reception room is a charming living room which features an exquisite box bay window with a beautiful stained and leaded glass top section. Other features of the room include a decorative ceiling rose and a splendid fireplace with cast iron insert, original tiled slips, and carved wood surround.

The rear reception room enjoys excellent sunlight via a large window overlooking the rear courtyard. This room also has a ceiling rose and there are fitted bookshelves to either side of the chimney breast.

The breakfast kitchen is a wonderful sunny and bright room having two large south-facing windows which enjoy a pretty outlook to the courtyard and beyond. The kitchen was

updated in circa 2015 and has ceramic tiled floor and ample base and wall mounted units with acrylic work-tops. There is an AEG integrated fridge, and Neff electric oven with 5 ring gas hob over. A door to the far end of the kitchen leads into the good-sized utility room which has further fitted units and space and plumbing for a washer/dryer and a dishwasher. A door off the utility room leads to the garden, and another door leads into a ground floor wet-room with shower, WC, and wash basin.

On the first floor are three good-sized bedrooms, including the main bedroom which spans the entire width of the house and has two attractive front-facing windows with stained and leaded glass top sections. There are also fitted wardrobes to one wall and a shower enclosure with built-in shower. The three bedrooms are served by a well-proportioned house bathroom having bath, WC, and wash basin.

A compact wooden staircase from the landing leads up to the attic space. This has been partitioned into a large room and a smaller room with fitted units. There are two rooflights to the rear and there is clear potential here to create a further bedroom subject to creating an adequate access, and subject to obtaining the necessary consents.

## Outside

To the front of the house is a driveway providing parking for one car, and an attractive foregarden with a stunning Acer tree as well as flowering shrubs. To the rear is a delightfully secluded garden which benefits from a sunny southerly orientation. There is a charming enclosed blue brick courtyard area to the side, which in turn leads to a side passage to the front of the house. The main garden is well-stocked with an array of mature shrubs as well as pear and apple trees including a 100 year old grand cooking apple tree to the bottom of the garden, beneath which a tranquil gravelled seating area has been created for reflection and relaxation.

## General Information

**Tenure:** The property is understood to be freehold.

**Council Tax:** Band E

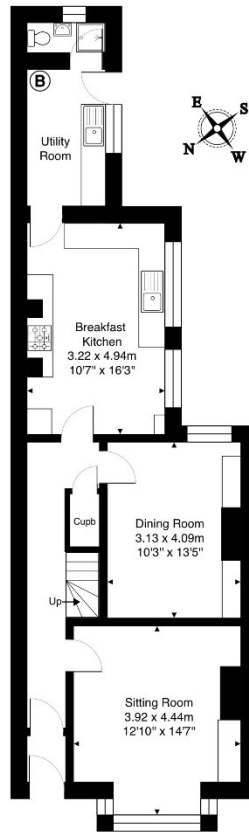
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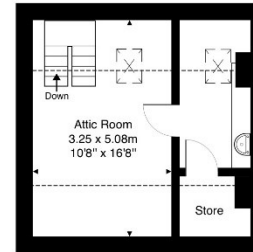
**Ground Floor**  
Area: approx 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>



**First Floor**  
Area: approx 58.4 m<sup>2</sup> ... 628 ft<sup>2</sup>



**Attic Rooms**



73 Park Hill Road, Harborne, Birmingham.

"DoubleClick Insert EPC"

Total Area: approx 124.9 m<sup>2</sup> ... 1344 ft<sup>2</sup> (excluding attic rooms)

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

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

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