



40 South Street
Birmingham, B17 0DB

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A chain free, beautifully refurbished period terrace near Harborne High Street, showcasing high quality interiors and well balanced living space, providing an excellent opportunity for buyers seeking quality and location.

- Offered with no onward chain and, by separate negotiation, available to purchase exactly as presented, including all furniture and fittings.
- A well presented three bedroom period terraced home, fully refurbished following a back-to-brick renovation and internal reconfiguration.
- Premium kitchen with quartz worktops, integrated Bosch appliances and extensive storage.
- Three well proportioned bedrooms with modern lighting and data points throughout.
- Fully modernised gardens with brick outbuilding, power, lighting and outside WC.

This beautifully presented period terrace has undergone a comprehensive programme of works, including a full back-to-brick renovation, complete rewiring, new plumbing and central heating, internal insulation to all external walls and the installation of new windows and doors throughout. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a high quality, turnkey home with the added option to acquire it fully furnished by separate negotiation. The ground floor is arranged with a welcoming living room and a generous kitchen diner which forms the heart of the home, complemented by a ground floor WC and direct access to the rear garden. Upstairs, three well proportioned bedrooms are served by a contemporary family bathroom, while the loft has been adapted to provide valuable storage accessed via a pull down ladder. Outside, the enclosed garden benefits from a brick built outbuilding providing further storage together with an external WC. Positioned moments from Harborne High Street, the property enjoys immediate access to local amenities, schools and transport links, presenting a rare opportunity to secure a high quality home with maximum convenience and minimal delay.

944 sq ft (87.7 sq m)





The living room

The living room provides a welcoming and well proportioned setting, centred around a bay window that allows excellent natural light throughout the day. Premium flooring, modern finishes and integrated data and aerial points create a comfortable and functional space for everyday living, while the layout connects naturally with the staircase and kitchen beyond.





The kitchen

The kitchen and dining room forms the heart of the home and has been fitted with a premium floor-to-ceiling kitchen offering extensive storage, quartz worktops and splashbacks. Integrated Bosch appliances include an oven, five ring gas hob, tall fridge and freezer, dishwasher and washer dryer, all complemented by a concealed extractor hood. LED lighting has been installed to both the ceiling and beneath wall mounted cabinets, while the generous layout allows for comfortable dining with direct access to the rear garden.







The utility and cloakroom

Positioned to the rear of the property, the utility area and ground floor cloakroom add valuable everyday practicality. The utility space provides dedicated provision for household tasks, keeping the main kitchen clear and organised. The cloakroom is fitted with modern wall hung sanitaryware and is conveniently placed for both daily use and garden access.





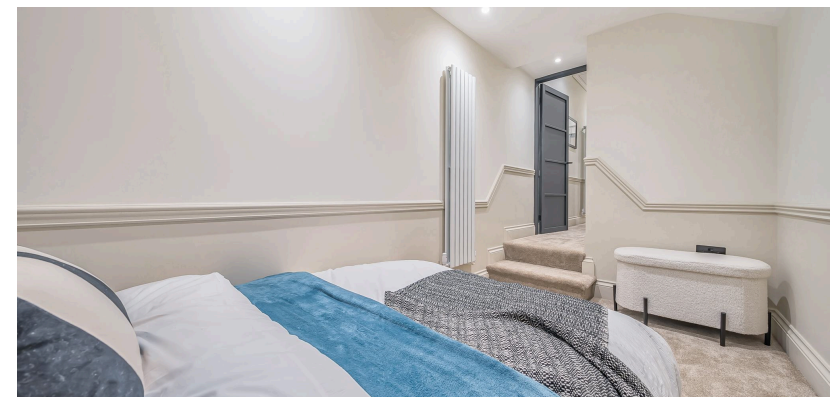
The primary bedroom

The primary bedroom offers a comfortable and private retreat within the home. Dimmable spot lighting, premium finishes and excellent natural light enhance the sense of calm, while designer radiators used throughout the property provide efficient, contemporary heating. Integrated data and aerial points further support modern living and home working.



The second bedroom

The second bedroom provides a versatile and well proportioned space suited to a variety of needs. Set to the rear, it enjoys a peaceful outlook and benefits from excellent natural light. Finished to the same high standard as the rest of the home, it offers flexibility for use as a guest bedroom or further family bedroom.





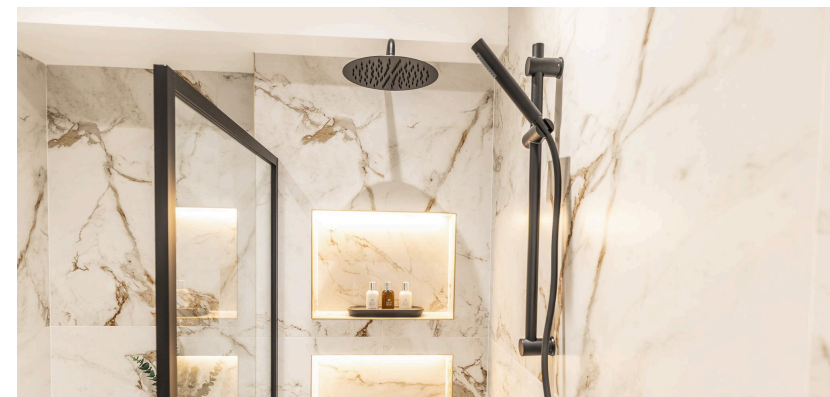
The third bedroom

The third bedroom offers a flexible and practical space suited to a range of uses. It works well as a bedroom while also lending itself to use as a home office or nursery. Natural light enhances the room and its position within the home provides a quiet environment. Modern lighting, data points and a quiet position within the home make it ideal for a range of uses.



The bathroom

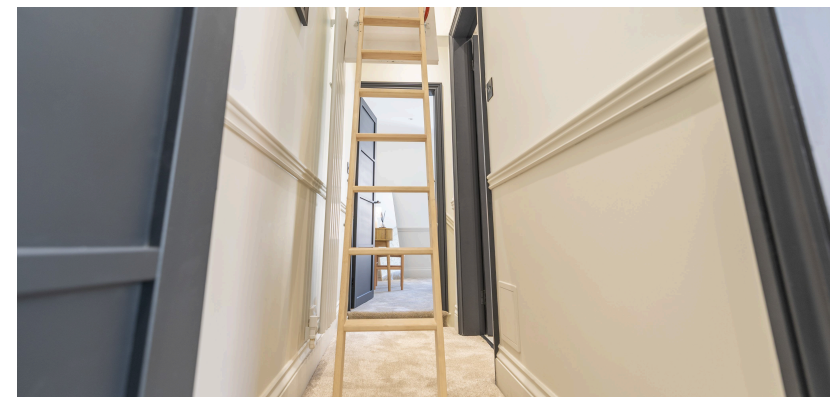
The family bathroom has been fully renewed and arranged with both style and practicality in mind. It incorporates a modern jacuzzi bath with shower over, wall hung WC and wash basin, recessed shelving with LED lighting and a motion-activated backlit mirror. The layout is well balanced and suited to everyday routines without compromising comfort.





The loft

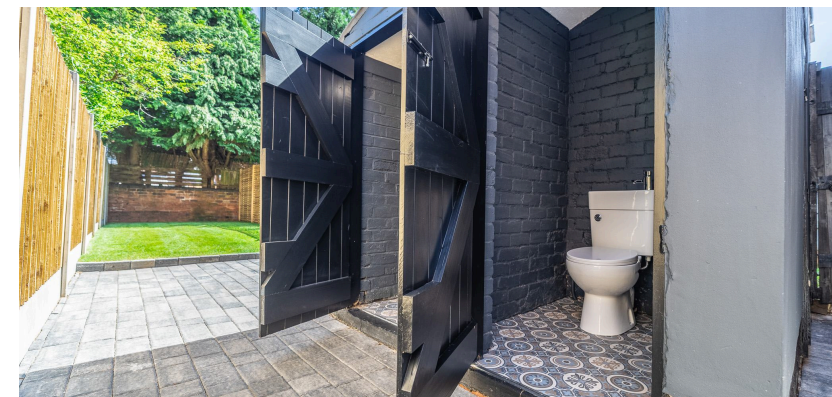
Accessed via a loft ladder, the insulated loft room extends to approximately 11.2 sq m and is finished with carpeting, central heating, lighting and power points. A skylight provides natural light, making this a bright and practical additional space, offering excellent flexibility and would suit a range of uses such as storage, a hobby room or ancillary workspace.





The garden

The enclosed rear garden has been fully modernised to create a private and usable outdoor space for relaxation and entertaining. A brick built outbuilding provides valuable additional storage and benefits from lighting and power, while an external WC adds further convenience. The rear elevation of the property has been repointed as part of the refurbishment works. On street parking is positioned to the front of the property.





Location

40 South Street is located in the heart of Harborne, a popular and well-established suburb of Birmingham known for its community feel and attractive residential streets. The area offers a balance of suburban calm with easy access to the city.

Harborne High Street is close by and provides a varied selection of shops, cafés, restaurants and everyday amenities, alongside nearby green spaces and leisure facilities. The area is also well served by a choice of local schools, including both state and independent options.

Excellent transport links include regular bus services into Birmingham city centre, along with convenient access to rail, metro and key road networks. The University of Birmingham and Queen Elizabeth Hospital are also within easy reach.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band D.

Agent Note

The property is offered for sale with no onward chain. By separate negotiation, the purchaser may also acquire the property fully furnished, to include fixtures, fittings and contents as presented, allowing for immediate occupation.



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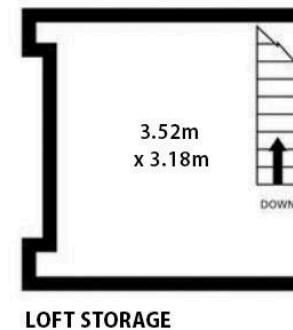
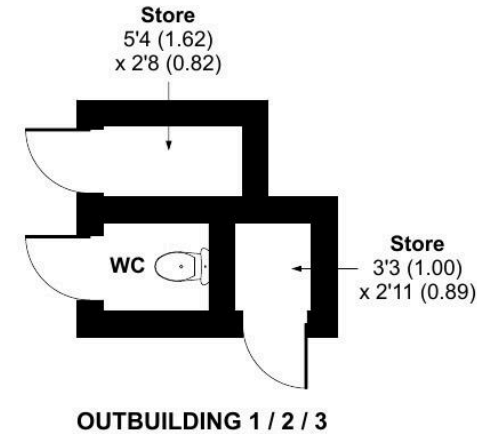
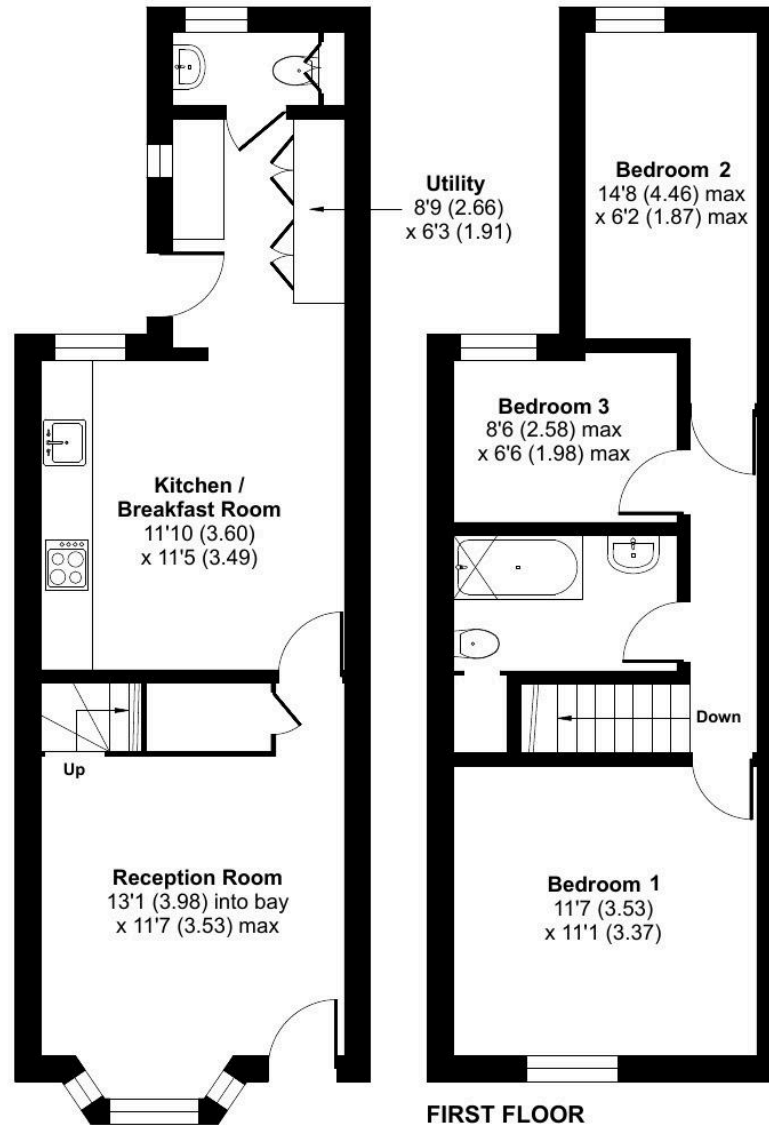
Approximate Area = 786 sq ft / 73 sq m

Loft = 120sq ft / 11.2 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 944 sq m / 87.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

FIRST FLOOR

LOFT STORAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1389272



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