



85 Metchley Lane, Harborne, B17 0HT

Price £600,000

MCHUGO
HOMES



Experience timeless elegance in this splendid three-bedroom detached Victorian property. Revel in the charm of its welcoming living room, a heartwarming kitchen/diner, and a luxurious shower room with a bonus shower room downstairs. Step into the enchanting rear garden, and appreciate the practicality of a two-car driveway, epitomizing modern comfort with classic allure.

PROPERTY

Indulge in the grandeur of this three-bedroom detached Victorian gem, a harmonious blend of classic charm and modern functionality. Beyond the impressive living room and inviting kitchen/diner, discover the added luxury of a utility room, ensuring practicality meets sophistication. A shower room upstairs is also complemented by an additional shower room downstairs. Ample storage, including cleverly designed loft space, caters to the demands of a contemporary lifestyle, seamlessly combining style with functionality.

Natural light dances throughout, embracing every corner, enhancing the home's warm ambiance.

Step into the enchanting rear garden, a private haven for relaxation and entertainment. The rarity of a two-car driveway, a true gem in urban living, underscores the property's uniqueness. Embrace the convenience of modern living with double glazing and gas central heating (where specified), ensuring comfort year-round.

Security meets charm with the integrated alarm system, complementing the property's quirks and character. This residence is a testament to thoughtful design, where every detail has been curated to enhance your lifestyle. Immerse yourself in a home that transcends time, where Victorian elegance meets 21st-century convenience—a rare find in the heart of Harborne.

AREA

Professional couples of young families will appreciate the proximity to some of the regions most prestigious schools, including Harborne Primary School, St. Mary's Catholic Primary School, The Blue coat school and Harborne Academy, ensuring top-notch education for your children.

Harborne's charm extends beyond its educational institutions. The high street is home to an array of boutique shops, restaurants, cafes, and even seasonal local markets, offering a vibrant and diverse cultural experience. Enjoy leisurely strolls through The Moor Pool and Grove Park, walk to excellent facilities such as Harborne swimming baths or take in a game of golf at the Harborne Golf Club, all just a stone's throw away.

Transportation links by road are excellent, with easy access to Birmingham city centre, making commuting a breeze, as is proximity and short walk to Queen Elizabeth Hospital along with University station. Whether you seek the tranquility of suburban life or the excitement of city living, this property strikes the perfect balance.

Indulge in the Harborne lifestyle with this splendid home!

ENTRANCE HALLWAY

Alarm panel, access to understairs storage, heating control, ceiling light point, laminate flooring, radiator, double glazed French doors to rear garden, doors to:

LIVING ROOM

Two double glazed sash windows offering dual aspect, rear-facing double glazed windows, two radiators, power points, storage housing fuse board, in built log burner, ceiling light point.



MCHUGO
HOMES



MCHUGO
HOMES





KITCHEN/DINER

Dining area boasts ceiling light point, laminate flooring, radiator, in built storage, power points with USB ports, double glazed sash window with front aspect.

Kitchen area boasts a range of wall and base mounted units, roll worktop surface including breakfast bar area, in built appliances of 'Baumatic' oven with four ring gas hob above, tiling to splash back areas and inset porcelain one and a half bowl sink with draining area plus mixer tap above, 'Beko' integrated dishwasher, laminate flooring, double glazed window, a selection of recessed ceiling downlighters, door to:

UTILITY

Tiled flooring, 'Worcester' boiler, door to rear garden, plumbing for washing machine under counter, radiator, double glazed window with garden aspect, door to WC.

SHOWER ROOM

Shower cubicle with adjustable hose, low level WC, contemporary wash hand basin, recessed ceiling downlighters, extractor fan.

FIRST FLOOR LANDING

Carpeted, ceiling light points and flush light, access to loft and storage, double glazed windows offering through aspect, including double glazed sash window to front, radiator, doors to:

BEDROOM ONE

Dual aspect double glazed sash windows, carpeted, power points, radiator, ceiling light point.

BEDROOM TWO

Front facing double glazed sash window, carpeted, ceiling light point, power points with USB ports, radiator, access to loft storage.

BEDROOM THREE

Two double glazed windows, carpeted, radiator, power points, storage, ceiling light point.

SHOWER ROOM

Large refitted shower cubicle with rain shower head and handheld hose and retractable door, contemporary wash handbasin within vanity unit, low level WC, ceiling flush light, partly tiled.

GARDEN

Fencing to boundaries, gate leads from driveway, paved patio area, predominantly laid to lawn, hedgerow to boundaries and mature shrubbery and flower beds to borders.

DRIVEWAY

Off road parking available with brick paved driveway accessed direct from road, gate to rear garden.

TENURE: FREEHOLD

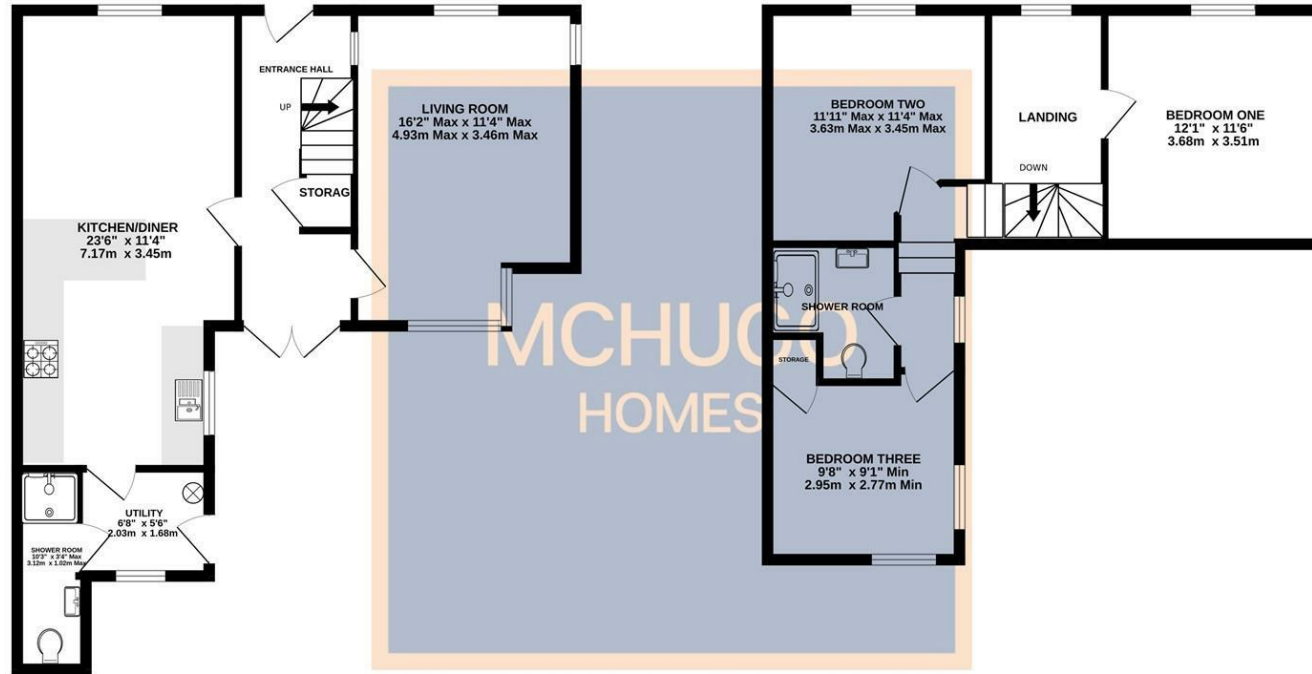
COUNCIL TAX BAND: E

EPC: E



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

c/o Abacus Court Bull Street, Harborne, West Mids, B17 0HH

0121 5170251 | movinghome@mchughohomes.co.uk | www.propertysoftwaregroup.com