



North Road, Harborne, B17

Offers Over £500,000

McHugo Homes

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HOMES



- Over 1350 square feet
- Four bedrooms
- Family bathroom
- Ensuite to master suite
- Three storeys
- Recently renovated
- Living room
- Kitchen/diner

Discover contemporary living in this fantastic four bedroom, two bathroom townhouse in central Harborne. A fusion of style and comfort, boasting a high specification kitchen, well proportioned bedrooms including stunning top floor master suite with ensuite. Offered with no upward chain.



PROPERTY

Situated in the heart of Harborne, this stunningly renovated three-storey end terrace townhouse is a testament to modern elegance and comfort. With over 1350 square feet of thoughtfully designed living space, every detail of this property has been meticulously curated to create a home that exudes both style and functionality.

As you step through the front door, you're greeted by a new high-specification kitchen that seamlessly opens to a welcoming dining area. The perfect space for entertaining friends and family or enjoying a quiet meal at home., whilst an adjacent living room provides a cozy retreat to unwind after a long day.

The first floor hosts three well-appointed bedrooms and a family bathroom, offering versatility for families, guests, or a home office. Ascend to the second floor, and you'll discover the piece de resistance - a master suite that defines luxury, complete with an ensuite shower room, this private sanctuary is the epitome of comfort and sophistication.

This residence goes beyond aesthetics, ensuring practicality with double glazing, central heating, an electric charging point, and a recently installed boiler. The property's charm extends outdoors to a bijou rear garden, providing a delightful retreat for relaxation or al fresco dining. Additionally, the spacious cellar adds a touch of versatility to this already impressive home. On street parking, synonymous with this location, is immediately outside.

AREA

A short walk from Harborne High Street, North Road offers a very convenient location, a stone's throw from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school (a 2 minute walk), plus ease of access to Harborne Primary school, Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with nearby Harborne Pool & Fitness centre, Harborne golf club, The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short commute.

KITCHEN DINER

Access from street, boasting secondary glazing to windows, refitted kitchen includes a range of wall and base cabinetry, wooden worktops with an inset porcelain sink and mixer tap above, integrated appliances of AEG dishwasher, AEG microwave, free standing Kenwood American style fridge freezer plus Belling range with five ring gas hob, wooden flooring, recessed ceiling downlighters and ceiling light point, radiator, power points, tiling to splash back areas, under unit strip lighting.

LIVING ROOM

Rear facing double glazed sash window, door leading to garden, power points, two radiators, carpeted, ceiling light point, network and telephone points.

UTILITY

Wooden flooring, plumbing for washing machine, storage, ceiling light point.

CELLAR

Storage areas, currently with lighting, radiator and recently added Worcester boiler, window and door to rear garden.

FIRST FLOOR LANDING

Carpeted, ceiling light point, stairs to second floor and doors to:

BEDROOM TWO

Front facing double glazed sash window, carpeted, radiator, storage, ceiling light point, power points.

BEDROOM THREE

Ceiling light points, double glazed sash window, high ceilings, power points, storage, radiator carpeted.

BEDROOM FOUR

Front facing double glazed sash window, ceiling light point, power points, carpeted, radiator.

FAMILY BATHROOM

Three double glazed windows with side aspect, tall radiator, heated towel rail, double wash hand basin within storage and double mirror fronted vanity units above with motion censored lighting, P shaped bath with telephone style fittings above and a splash screen, low level WC, recess ceiling downlighters, extractor fan.

SECOND FLOOR MASTER SUITE

Two double glazed sash windows, two ceiling light point, two radiators, power points, storage, network point, gas fire, carpeted, door to:

ENSUITE SHOWER ROOM

Shower cubicle with the rain shower and hand held hose, low level WC, wash hand basin within units and mirror fronted vanity storage above, radiator, recessed ceiling downlighters, tiled to splash back areas.

REAR GARDEN

Fencing to boundaries, access from living room, paved patio area, predominantly laid to lawn

Full Description

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: E

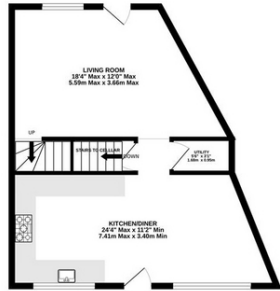
BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach, Superfast Fibre Broadband/Fibre to the Cabinet (FTTC) available

Disclaimer

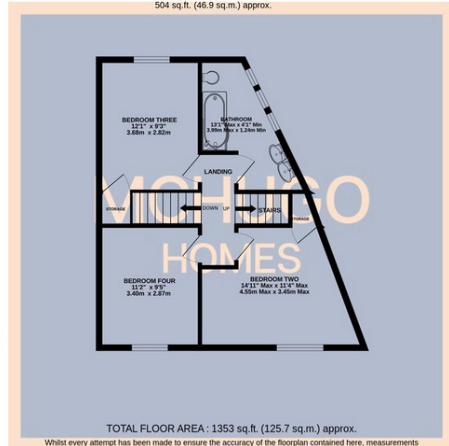
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.]However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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.
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2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

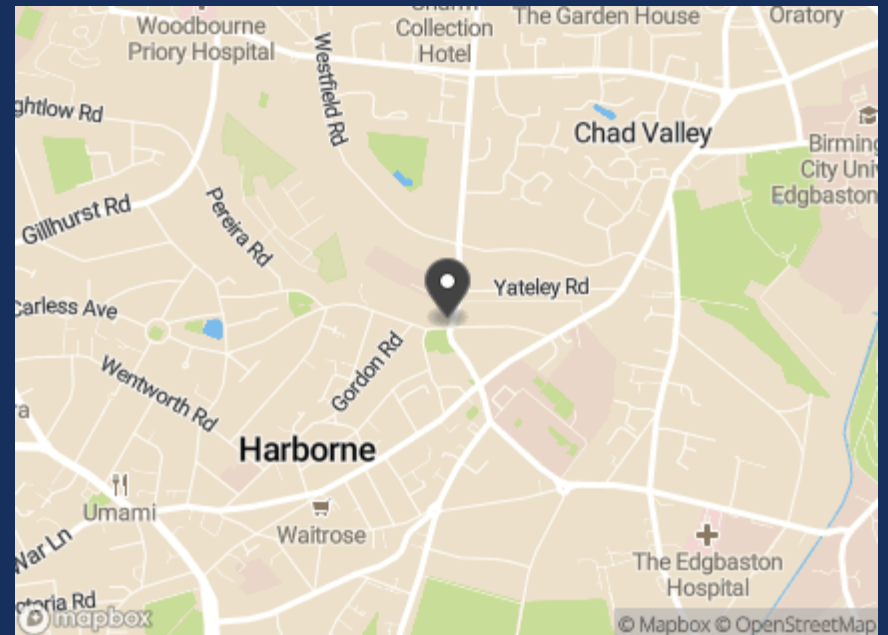


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	80
England, Scotland & Wales	EU Directive 2002/91/EC	



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