



Croftdown Road, Harborne, B17

Offers In The Region Of £1,075,000

McHugo Homes

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- Six bedroom semi detached home
- Over 2000 sq ft
- Large plot with further potential
- Driveway and garage
- Two reception rooms
- Separate refitted kitchen
- Bathroom and shower room
- Three storeys

An exciting opportunity! A six bedroom semi detached home boasting stylish interiors, over 2000 sq ft of accommodation, including two reception rooms, separate refitted breakfast kitchen, two bath/shower rooms and a huge rear garden completion with garden room, with further potential for further expansion subject to necessary planning approval.



Property

Upon entering, you're greeted by a sense of space and sophistication. The ground floor boasts two generously sized reception rooms, providing ample space for entertaining guests or enjoying quiet evenings with the family. The modern refitted kitchen is a culinary enthusiast's dream, featuring sleek cabinetry, high-end appliances, and an abundance of natural light flooding in through the large windows.

Ascend to the first floor, where you'll find four well-appointed bedrooms, plus a family bathroom that exudes luxury, with its elegant fixtures, offering a haven for relaxation and rejuvenation.

Venture up to the second floor, where two additional bedrooms await, offering versatile spaces that can be tailored to suit your lifestyle needs. Whether utilised as home offices, guest suites, or teenage retreats, these rooms offer endless possibilities.

Outside, the property boasts a wealth of desirable features. A garage, carport, and driveway provide ample parking space, while the landscaped rear garden offers a tranquil oasis for outdoor living and entertaining. The pièce de résistance is the purpose-built multipurpose garden room and store, offering a versatile space that can be adapted to suit a variety of needs, from home gym to artist's studio.

One of the standout features of this property is the potential for further extension, thanks to its generous plot size (subject to necessary planning approvals).

Area

The property is located in a prominent Harborne location, enabling a walk away 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 Harborne Primary school, but also near to 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 around the corner and Harborne golf club, with 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 journey away.

Approach

Front gardens laid to lawn, hedgerow and flower beds to borders, driveway leads up to carport, garage and front door to:

Porch

Double opening doors into porch, ceiling light point and door to:

Entrance Hall

Classic contemporary design, two ceiling light points, radiator, doors to storage housing fuseboard and doors to:

Living Room

Rear-facing double glazed windows and glazed door opening to decked area, two wall and one ceiling light points, gas fire with and mantle surround, decorative ceiling coving, radiator, carpeted, power points.

Sitting Room

Double glazed front facing bay window, carpeted, gas fire with mantle surround and hearth, decorative ceiling coving, recessed ceiling downlighters, power points.

Breakfast Kitchen

Recessed ceiling downlighters, double glazed windows, a range of wall and base mounted units, integrated appliances of 'Beko' dishwasher, 'Beko' fridge with freezer below, plus fitted microwave with oven below, five ring gas hob with 'Siemens' extractor hood above, Stone worktops with inset sink and mixer tap above, power points, door to garden.

WC

Wash handbasin within the vanity unit with mirror above, extractor fan, ceiling light, wall mounted heated towel rail, low level WC.

First Floor Landing

Alarm panel, power points, ceiling light point, side facing window, carpeted stairs to second floor and doors to:

Bedroom One

Front facing double glazed bay window, carpeted, radiator, decorative cornice, recessed ceiling downlighters.

Bedroom Two

Rear facing double glazed picture window, carpeted, radiator, power points, ceiling light point, decorative cornice, and understairs storage.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Roll top bath with mixed tap above, low level WC with concealed cistern, corner shower cubicle with rain shower head and hand held hose, wash hand basin with floating vanity unit, recessed ceiling downlighters, obscure double glazed window with side aspect, fully tiled.

Second Floor Landing

Carpeted, ceiling light, point doors to:

Bedroom Five

Two ceiling skylights, eaves storage, laminate flooring, power points, radiator, ceiling light point with four spot tracker, currently used as Home Office.

Bedroom Six

Carpeted, ceiling skylight and light point with four spot tracker, radiator, power, points, access to eaves storage with light point.

Shower Room

Partly tiled, corner shower cubicle with rain shower head and adjustable and hand held hose, low level WC wash hand basin within floating vanity unit, ceiling skylight and light point with four spot tracker.

Garage

'Worcester' boiler, ceiling strip light, up-and-over front door, double glazed panelled doors to rear, storage with roll worktop surfaces, plumbing for washing machine.

Garden

Recently landscaped porcelain tiled patio area, predominantly artificial grass, shale beds to borders, fencing to boundaries, gates to car port and door to garage, plus garden room and store.

Garden Room

Fuse board, selection of recessed ceiling downlighters, power points, double glazed windows and a double opening doors.

A store features double glazed window, ceiling strip light and power points.

Details

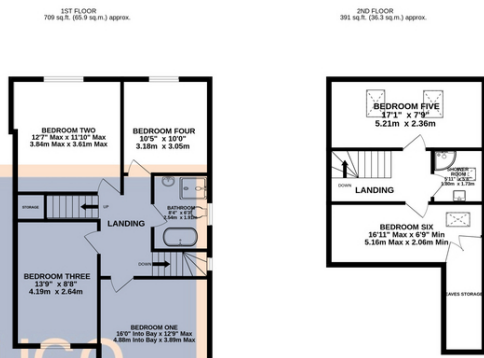
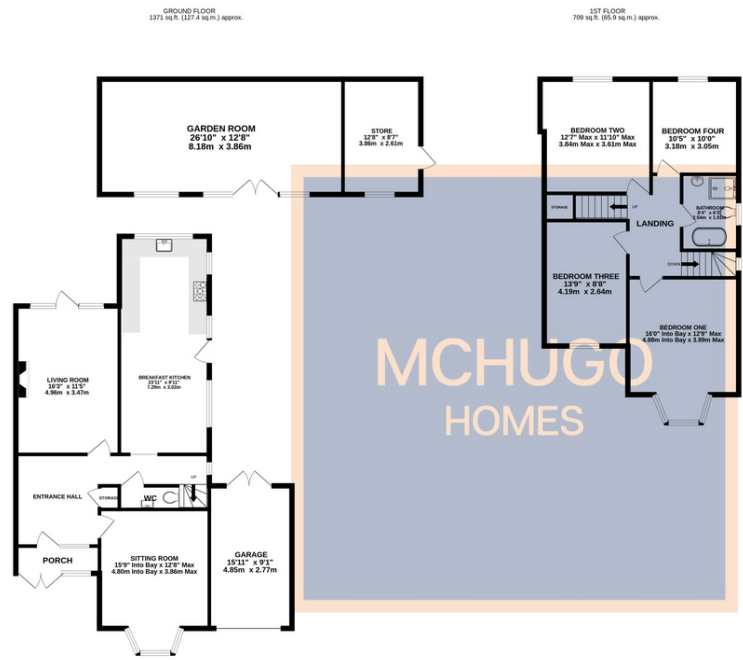
TENURE: FREEHOLD

EPC: D

COUNCIL TAX BAND: F

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available





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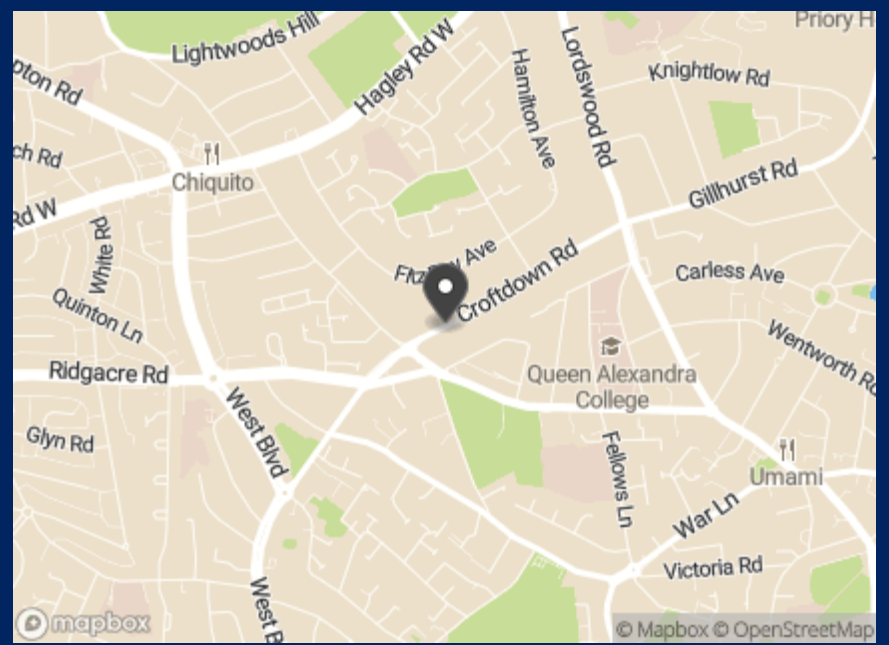
TOTAL FLOOR AREA: 2471 sq.ft. (229.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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			
		57	81

Environmental Impact (CO ₂) 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			
		48	76

England, Scotland & Wales EU Directive 2002/91/EC

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