



Metchley Lane, Harborne B17 0HT
Offers over £550,000

MCHUGO
HOMES

Property

The property is arranged over three floors and offers impressive flexibility for modern living. It features two spacious reception rooms—one on the ground floor and another on the first floor—giving buyers the option to use the additional living space as a fourth bedroom if desired. There are two en-suite bedrooms, along with a stylish family bathroom, making the home ideal for families, sharers, or those wanting private guest spaces. The modern kitchen provides a bright, practical setting for everyday cooking and dining, while the rear garden offers a low-maintenance outdoor space to enjoy. With generous accommodation, a thoughtful layout, and a superb central Harborne position, this townhouse delivers the perfect combination of comfort, convenience, and contemporary living.

Approach

Auden Court presents an attractive collection of modern townhouses set back from Metchley Lane, approached via a well-maintained tarmac driveway. This property benefits from two allocated parking spaces, with a neat pathway leading directly to the front entrance, giving the property a smart and welcoming first impression.

Hall

Ceiling light point, radiator, storage, ceiling coving, underfloor heating, tile flooring and doors leading to:

Kitchen/breakfast room

Double glazed window to font window elevation, four ring gas hob with 'AEG' extractor hood above, 'AEG' oven, plumbing for washing machine, power points, ceiling spot lights, ceiling coving, integrated fridge and freezer, integrated dishwasher, built in speakers, speaker port, underfloor heating and tile flooring.

Sitting/dining Room

Double glazed bay window and French doors to rear elevation, tile floor, underfloor heating, two ceiling light points, ceiling coving, built in ceiling speakers, speaker port, telephone and TV port, power points and built in storage.

Downstairs WC

Low level WC, wash hand basin and ceiling light point.

First floor landing

Carpeted, stairs from ground floor and leading to second floor, ceiling light point, ceiling coving and doors to:

Living Room

Two double glazed windows to front elevation, gas fire with surround, carpet, two ceiling light points, ceiling coving, power points, TV point, built in speakers, speaker port, low amp power points and radiator.

Bedroom three

Double glazed window to rear elevation, carpeted, radiator, telephone port, TV port, power points, ceiling light point and ceiling coving.

Bathroom

Double glazed obscure window to rear elevation, tiled floor, low level WC, wash hand basin, bath with shower over, radiator, towel rail heater, ceiling spot light, built in shelving and built in speakers.

Second floor landing

Carpet, stairs leading to first floor, radiator, ceiling coving, ceiling light point, loft access via ceiling hatch and doors to:

Bedroom one

Double glazed window to rear elevation, built in wardrobe, low amp port, power points, carpeted, ceiling light point, ceiling coving and door to en-suite.

En-suite

Tile flooring, low level WC, wash hand basin, shower cubicle, towel rail radiator, ceiling spotlights and built in shelving.

Bedroom two

Double glazed window to front elevation, built in wardrobe, low amp port, power points, built in speakers, speaker port, carpeted, ceiling light point, ceiling coving and door to en-suite.

En-suite

Tile flooring, low level WC, wash hand basin, walk-in shower, towel rail radiator, ceiling spotlights and built in shelving.

Rear garden

The rear garden offers a private and low-maintenance space with patio and lawn area, ideal for outdoor dining, relaxing, or easy family use throughout the year. As well as having a rear side gate for access to the front of the property for convenience.

Area

Harborne remains one of Birmingham’s most sought-after neighbourhoods, known for its vibrant high street, independent shops, cafés, and highly regarded restaurants. The property sits just a short walk from the renowned Blue Coat School, as well as excellent transport links into Birmingham City Centre and the Queen Elizabeth Hospital. Green spaces such as Harborne Walkway and local parks are close by, making the area perfect for families and professionals alike. With a welcoming community feel and everything you need on your doorstep, Harborne offers both convenience and lifestyle in equal measure.

Further details

- Tenure:Freehold
- EPC: C
- Council Tax Band: F
- Utility supply, rights and restrictions:
- Broadband: FTTP
- Electricity supply: Mains supply
- Gas supply: Mains supply
- Sewerage: Mains supply
- Water supply: Mains supply
- Other information
- Construction materials: Brick
- Roof material: Tile

Disclaimer

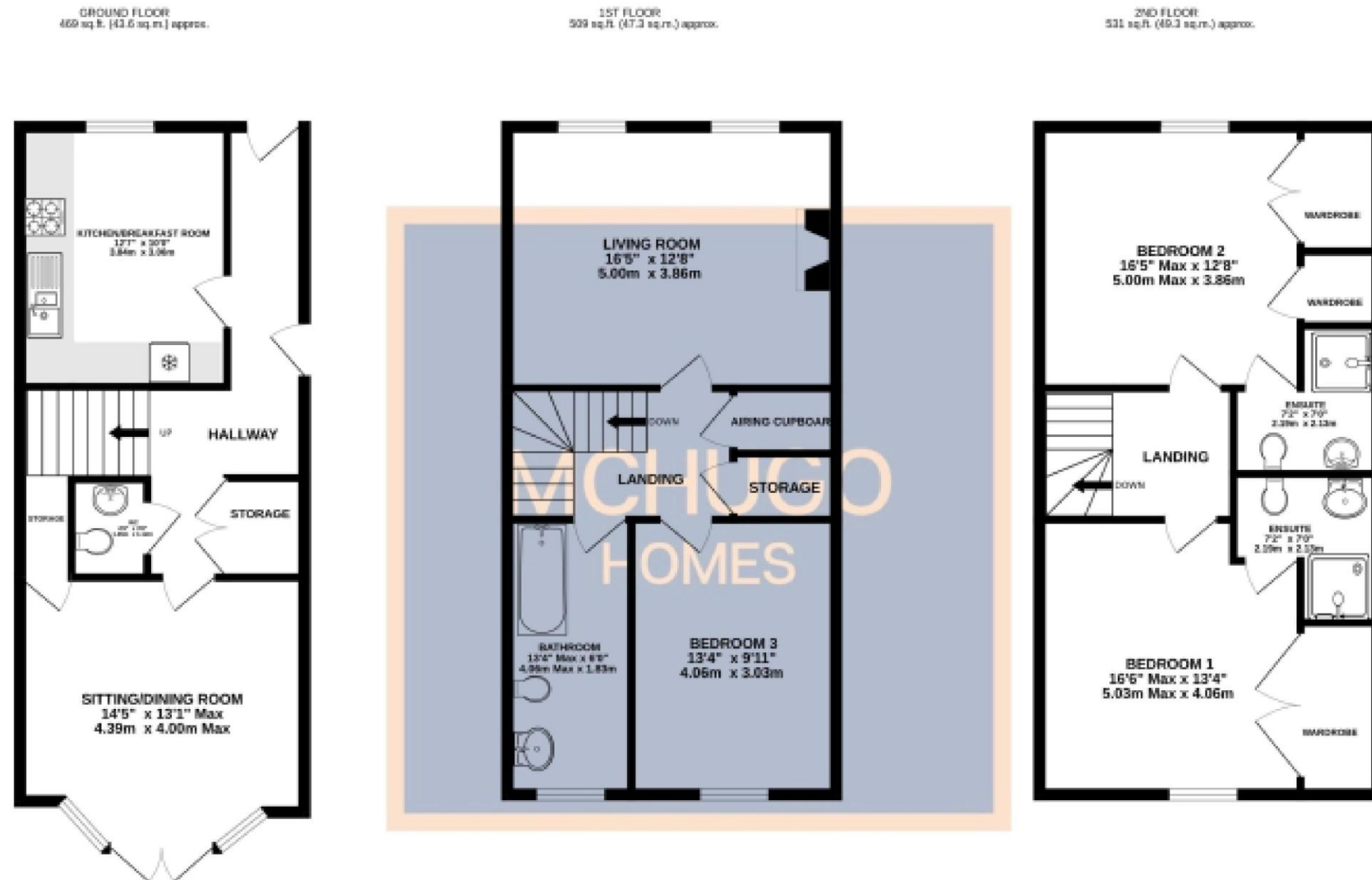
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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.









TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		