



**Connells**

Wyckham Close  
Harborne



## Property Description

This lovely 4-bedroom detached home in Harborne, located close to the golf course, offers spacious and comfortable living experience.

As you approach the house, you will be greeted by a spacious driveway leading to a garage, providing ample parking space for multiple vehicles. The garage offers convenient storage for your belongings.

Upon entering the house, you will find two elegant reception rooms, the rear reception room there is a sun lounge that overlooks the beautiful garden. This sun-drenched space is ideal for enjoying a cup of coffee in the morning or unwinding with a book in the afternoon.

These rooms are perfect for entertaining guests or simply relaxing with your family. The abundance of natural light creates a warm and inviting atmosphere.

The well-equipped, modern kitchen that offers both functionality and style and large utility area providing extra storage and convenience.

Additionally, the house boasts a guest cloakroom, ensuring that your visitors have easy access to facilities without having to disturb the privacy of the bedrooms.

Last but not least, the stunning garden is the highlight of this property. With its meticulously maintained landscaping and lush greenery, it provides a peaceful and serene outdoor retreat. It is the perfect place to host gatherings, enjoy outdoor

activities, or simply relax and soak up the beauty of nature.

## Approach

Set back from the roadside behind a multi car driveway with access to a garage through double doors, this property also benefits from having side access through to the utility room.

## Entrance Hallway

Ceiling light point, panelled radiator, feature window into living space.

## Extended Living Room

21' 9" into bay x 10' 11" ( 6.63m into bay x 3.33m )  
The living room is a comfortable and inviting space for relaxation and socialisation, while the extended sun lounge provides a seamless transition to the outdoors and allows for soaking up the sun with the spectacular views of the garden. Comprising of two wall mounted lights, two panelled radiators, wrap around double glazed windows, two ceiling sky lights and a feature picture window with coloured lights.

## Dining Room

12' 11" into bay x 9' 11" ( 3.94m into bay x 3.02m )  
Two wall mounted lights, ceiling light point, double glazed bay window to front elevation and panelled radiator.

## Kitchen

11' 9" max x 9' 2" max ( 3.58m max x 2.79m max )  
Ceiling light point, matching wall and base units which includes fitted oven, sink and drainer with mixer tap. Kitchen also includes cooker hood, tiled

splashback, tiled flooring and double glazed window overlooking the rear garden.

## Utility Room

Comprising of base units with plumbing for washing machine, two ceiling light points, access to rear garden and driveway, large storage space.

## Downstairs W.C

Sink with vanity unit, low flush W.C, heated towel rail, double glazed frosted window and ceiling light point.

## Landing

Velux window, ceiling light point and loft access.

## Bedroom One

16' 6" into bay x 13' 4" max ( 5.03m into bay x 4.06m max )

Ceiling spotlights, double glazed bay window to frontage, laminate flooring and panelled radiator.

## Bedroom Two

12' 9" x 10' 11" ( 3.89m x 3.33m )

Ceiling light point, panelled radiator and double glazed window to rear.

## Bedroom Three

10' 4" x 9' 5" ( 3.15m x 2.87m )

Currently used as a dressing room but potential to be used as double bedroom this bedroom comprises of ceiling light point, panelled radiator and double glazed window to the rear.

## Bedroom Four

8' 11" x 8' ( 2.72m x 2.44m )

Ceiling light point, panelled radiator, double glazed window and picture hook surround.

## Bathroom

Ceiling spotlights, walk in shower with glass screen, concealed flush W.C, sink with vanity unit, heated towel rail, panelled radiator and double glazed frosted window.

## Rear Garden

Garden comprises of a patio area with a recently re-turfed lawn, this garden offers all year round beauty with it's array of plants and shrubbery. Also benefiting from a raised seating area with a summer room at the top end of the garden. With fences all around this garden is a private space for relaxation. The garden also benefits from having an outside tap and outside light.

## Garage

Ceiling light point, wall mounted boiler front double doors and double glazed frosted window.

## Medical

The redeveloped Queen Elizabeth Hospital is within a short commute and provides state of the art medical facilities for the region. The Royal Orthopaedic Hospital, The BMI Edgbaston, The Priory Hospital as well as The Birmingham Children's Hospital are all within easy travelling distance.

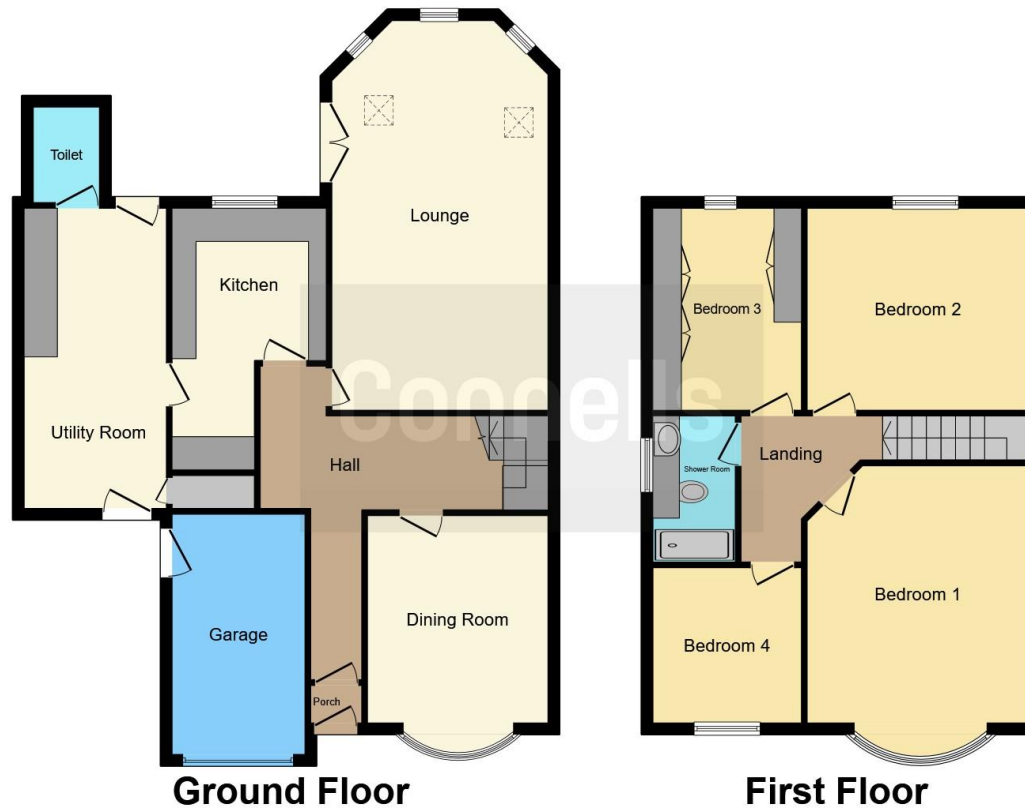
## Transport Links/local Area

Excellent transport links to Birmingham City Centre make commuting a breeze, while Harborne High Street is within easy reach, offering a vibrant array of shops, eateries, and amenities.









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To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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