



0432
VILLAS

Connells
0203 423 2800
FOR SALE

15

15

13

Connells

Wood Lane
Harborne



Property Description

This stunning extended home in the desirable Harborne area is a perfect blend of modern style and timeless elegance. As you step inside, you're greeted by an impressive interior where high ceilings create a sense of grandeur and space.

The heart of the home is the bespoke extended kitchen, a true culinary haven. This space is thoughtfully designed with top-of-the-line appliances, sleek cabinetry, and elegant countertops, making it as functional as it is beautiful. Whether you're hosting a dinner party or enjoying a quiet meal, this kitchen is sure to impress.

The spacious lounge is a perfect retreat for relaxation, featuring large windows that flood the room with natural light, creating a bright and airy atmosphere. Adjacent to the lounge is a separate dining room, ideal for both casual family dinners and more formal gatherings.

The home boasts two large bedrooms, each offering a tranquil escape from the hustle and bustle of daily life. The bathroom is a standout feature, with a luxurious walk-in shower and a separate bath, providing the perfect space for relaxation and pampering.

Outside, the private rear garden is a serene oasis, offering a peaceful space to enjoy the outdoors. Whether you're sipping your morning coffee, entertaining guests, or simply enjoying the tranquillity of the garden, this outdoor space adds to the appeal of the home.

This is a move-in-ready home, meticulously maintained and stylishly presented.

Approach

Set back behind a easily maintained paved front garden with a brick built boundary wall, side access leading to the rear garden.

Vestibule

Tiled flooring, electric meters, semi-glazed door onto

Entrance Hallway

Ceiling light point, panelled radiator, wooden flooring, staircase rising off, coving, feature archway.

Dining Room

13' 1" max x 9' 8" (3.99m max x 2.95m)

Double glazed bay window facing the front, ceiling light point, wooden flooring, feature shelving to the side of the chimney breast, panelled radiator, inset feature fire with surround, t,v point.

Lounge

13' x 13' (3.96m x 3.96m)

Wooden flooring, ceiling light point with dimmer, double glazed window to rear, panelled radiator, coving, feature chimney breast with wood burner, t,v point.

Ground Floor W.C

Low flush w.c, wash hand basin with storage beneath, tiled flooring, double glazed window, extractor fan.

Extended Fitted Kitchen

17' 7" x 7' 2" (5.36m x 2.18m)

Fitted with a range of bespoke wall and base units, integrated appliances to include double oven, fridge freezer, 5 ring gas burner, extractor fan, stylish vertical radiator, space for both washing machine and dishwasher, raised ceiling with skylight, spotlighting, tiled flooring, double glazed window to the side with french doors opening out onto the rear garden.

Gallery Landing

Panelled radiator, loft access, the loft is fully boarded and insulated with a pull-down ladder and light.

Bedroom One

11' 2" x 15' (3.40m x 4.57m)

Main bedroom facing the front of the property, double glazed sash window, panelled radiator, ceiling light point.

Bedroom Two

10' 4" x 11' 11" (3.15m x 3.63m)

Exposed floorboards, double glazed window to rear, panelled radiator, ceiling light point.

Stunning 1st Floor Bathroom

Bespoke bathroom to include large walk-in shower, bath with mixer tap, wall mounted sink unit with mixer tap and storage beneath, low flush W.C, heated towel rail, extractor fan, double glazed window to the rear, part tiling, feature vanity mirror with storage.

Rear Garden

Patio area to the rear and side, lawn with flower borders and shrubbery, outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309960



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO309960 - 0002