



Station Road
Harborne B17 9LH

for sale offers in excess of
£370,000



Property Description

This stunning, recently refurbished home is perfectly positioned just off Harborne High Street, offering the ideal blend of modern living and classic charm. The property is immaculately presented and has been thoughtfully upgraded to provide an exceptional living experience.

Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The ground floor boasts two reception rooms, each offering ample space for both relaxed family living and formal entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere throughout.

At the rear of the property, the bespoke extended kitchen is a true highlight. With a carefully considered layout, this sleek and contemporary space is fully equipped with a range of high-quality appliances, ensuring both style and functionality. The kitchen seamlessly integrates with the dining area, offering an ideal space for cooking, dining, and socializing.

Upstairs, the property features two generously sized bedrooms, both offering a peaceful retreat with plenty of space for storage and personalization. The beautiful first-floor bathroom is a masterpiece, thoughtfully designed with high-end fixtures and finishes, it provides a luxurious setting for relaxation and rejuvenation.

Located just a stone's throw from the vibrant Harborne High Street, this home offers the perfect combination of contemporary living, convenience, and charm.

Approach

Set just off the High Street, small front garden with footpath leading to main accommodation.

Entrance Hallway

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

Reception One

9' 11" max x 13' 4" max (3.02m max x 4.06m max)

Double glazed bay window to the front, wooden flooring, panelled radiator, ceiling light point.

Reception Two

Wooden flooring, panelled radiator, ceiling light point, double glazed window to the rear.

Extended Fitted Kitchen

24' 10" x 7' 11" max (7.57m x 2.41m max)

This extended fitted kitchen is a stunning blend of style, functionality, and modern convenience. Spacious and well-designed, it features an array of high-end appliances and a smart layout that ensures maximum efficiency. The kitchen is equipped with a range of integrated appliances, including a oven, electric hob, and a fully integrated dishwasher and fridge-freezer. The sleek cabinetry offers ample storage, with soft-close drawers that complement the contemporary design.

The countertops are made from high-quality, durable materials, providing plenty of workspace for meal preparation. Large windows allow natural light to flood the room, creating a bright and inviting atmosphere. Whether you're an avid cook or enjoy entertaining guests, this kitchen offers everything you need for both practical use and aesthetic appeal.

Landing

Loft access, ceiling light point.

Bedroom One

13' 1" max x 11' 2" (3.99m max x 3.40m)

Ceiling light point, panelled radiator, double glazed window to the front.

Bedroom Two

8' max x 12' 3" (2.44m max x 3.73m)

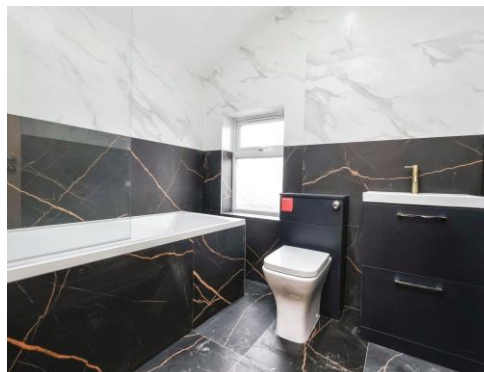
Ceiling light point, panelled radiator, double glazed window to rear.

Bathroom

This bespoke, beautifully fitted bathroom exudes luxury, elegance, and craftsmanship. Every detail has been meticulously designed to create a harmonious and serene space. The high-end materials and custom finishes make this bathroom a true sanctuary, blending style with functionality, stylish bath with mixer tap and waterfall shower. The vanity unit, custom-built, offers both form and function with ample storage space, and features a modern sink with mixer tap, low flush w.c. Bespoke heated towel rail with matching shower screen, double glazed window to rear.

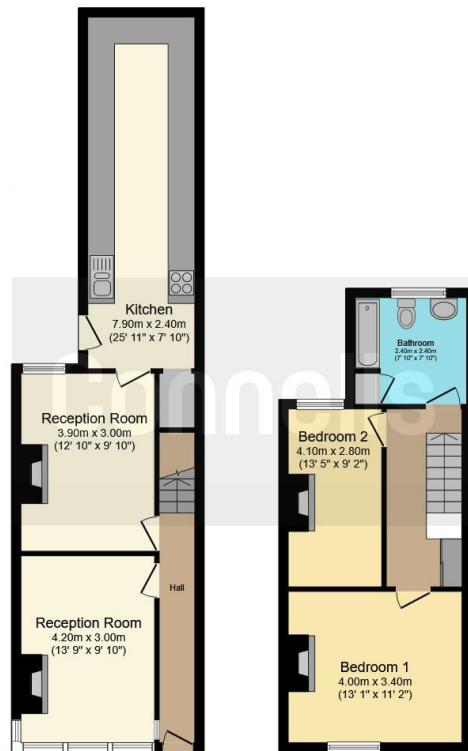
Rear Garden

Rear garden accessed from the kitchen.









Ground Floor

First Floor

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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