



Stableford Close Harborne B32 3XL

for sale offers over
£330,000



Property Description

Set back from the road behind a private front driveway and a well-maintained garden, this attractive three-bedroom property offers generous living space and a welcoming atmosphere, ideal for families or professionals seeking comfort and convenience.

Upon entering the home, you are greeted by a bright and spacious living room, perfect for relaxing or entertaining guests. This leads seamlessly into a second reception area, offering versatility as a dining room, home office, or playroom. The well-proportioned kitchen is fitted with a range of matching wall and base units, complemented by integrated appliances, providing a practical and stylish space for cooking and everyday living.

Upstairs, the property boasts three generously sized bedrooms, each comfortably accommodating a bed and storage furniture, making them ideal for family members, guests, or flexible use such as a home office or hobby room. The family bathroom is equally spacious, featuring a panelled bath with shower overhead, ample storage, and a clean, modern finish.

To the rear, a well-tended garden provides a peaceful retreat for outdoor relaxation or alfresco entertaining, with enough space for seating, planting, or children's play.

Approach

Set back behind driveway and front garden

Living Room

14' 5" x 10' 5" (4.39m x 3.17m)

panelled radiator, double glazed window to front elevation, wall light points.

Reception Room 2

11' 3" x 9' 4" (3.43m x 2.84m)

sliding doors to rear elevation, ceiling light point, panelled radiator.

Kitchen

8' 10" x 7' 6" (2.69m x 2.29m)

matching wall and base units, fridge freezer, integrated oven, stove, fan extractor, double glazed window to rear elevation.

Landing

ceiling light point, doors and stairs off, loft access.

Bedroom 1

10' 6" x 10' (3.20m x 3.05m)

double glazed window to front elevation, panelled radiator, ceiling light point, fitted wardrobes.

Bedroom 2

11' 11" x 10' 1" (3.63m x 3.07m)

double glazed window to rear elevation,
ceiling light point, panelled radiator,

Bedroom 3

8' 5" x 7' 10" (2.57m x 2.39m)

double glazed window to front elevation,
ceiling light point, panelled radiator.

Bathroom

panelled bath, shower overhead, hand wash
basin, low flush wc, panelled radiator, ceiling
light point, double glazed window to rear
elevation.

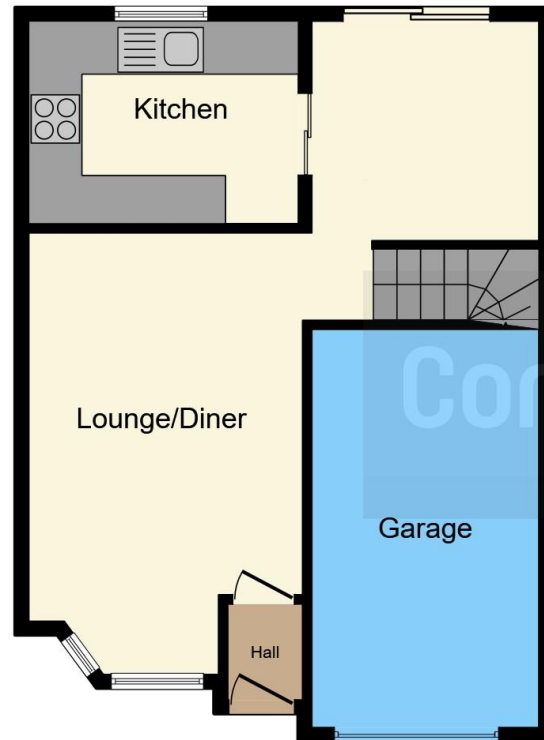
Rear Garden

rear garden, timber fence surround.

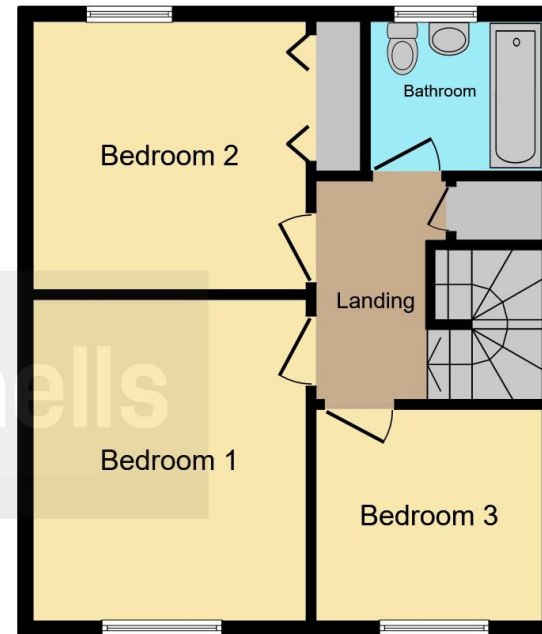








Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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