



Connells

Cedarhurst
Harborne



Property Description

Located in the highly sought-after area of Harborne, this well-presented three-bedroom home offers spacious and comfortable living, perfect for families, first-time buyers, or those looking to upsize. The property is set back behind a charming front garden, adding a sense of privacy and curb appeal.

On the ground floor, the home features a large kitchen complete with built-in appliances, providing plenty of space for cooking, dining, and entertaining. To the rear, a generously sized living room benefits from French doors that open directly onto the well-maintained rear garden-ideal for relaxing or hosting friends and family during the warmer months.

Upstairs, you'll find three good-sized bedrooms, all offering ample space for beds and storage, making them perfect for a growing family or flexible use as a home office or guest room. The family bathroom is tastefully fitted with a panelled bath and overhead shower, offering both convenience and comfort.

Additional benefits include a garage located in a separate block, ideal for secure parking or extra storage.

With its blend of space, style, and location, this home offers a fantastic opportunity to enjoy life in one of Birmingham's most desirable suburbs, with excellent local amenities, schools, and transport links just a short distance away.

Approach

set back behind front garden

Entrance Hallway

ceiling light point, panelled radiator, doors and stairs off, storage cupboard housing meters

Kitchen

13' 2" x 10' 6" (4.01m x 3.20m)

matching wall and base units, tiled splashback, ceiling light point, panelled radiator, space for double fridge freezer, double integrated oven, gas hob, fan extractor, double glazed window to front elevation, sink with mixer tap and drainer, integrated dishwasher

Living Room

16' 9" x 12' 8" (5.11m x 3.86m)

TV point, ceiling light point, panelled radiator, french doors to rear elevation.

Bedroom 1

13' 5" x 9' 3" (4.09m x 2.82m)

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

Bedroom 2

11' x 9' 9" (3.35m x 2.97m)

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

Bedroom 3

9' 8" x 7' 3" (2.95m x 2.21m)

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

Bathroom

double glazed frosted window to front
elevation, ceiling light point, heated towel rail,
fully tiled, panelled bath, shower overhead,
low flush w.c, hand wash basin.

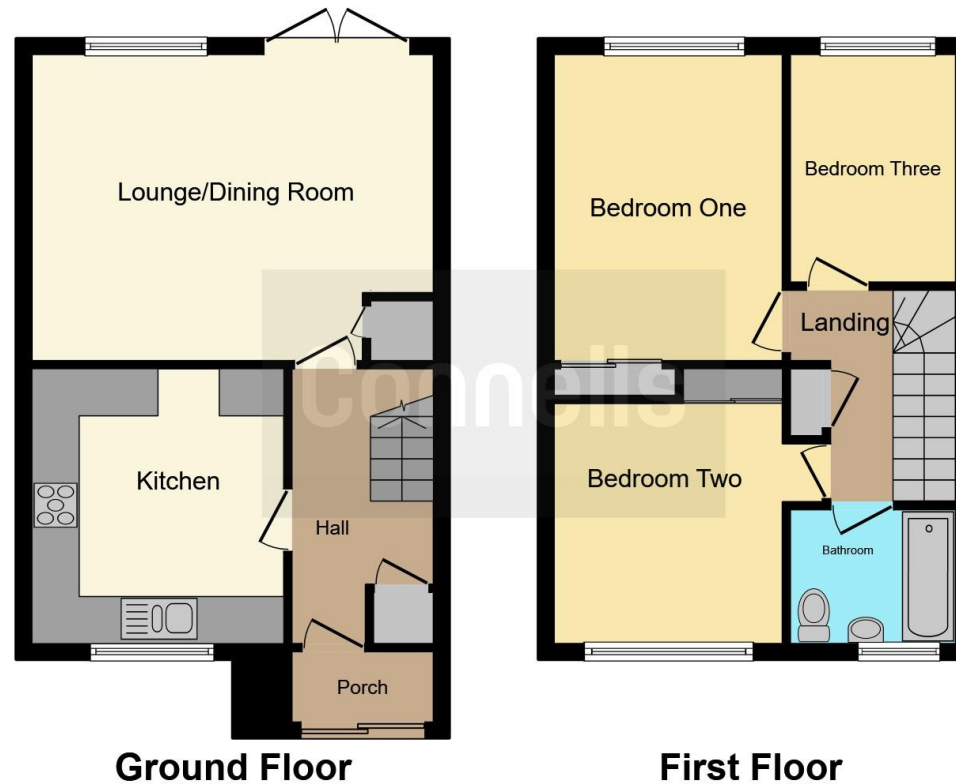
Rear Garden

part patio, grass area, timber fence surround.









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

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: HBO310383 - 0004