





Property Description

Located in the ever-popular suburb of Harborne, this well-maintained three-bedroom home offers spacious and comfortable living, ideal for families, professionals, or first-time buyers. The property is attractively set back behind a private driveway and a well-kept front garden, giving it a welcoming and secluded feel.

Upon entering, you're greeted by a generously sized living room, filled with natural light and featuring French doors that open directly onto the rear garden-perfect for indoor-outdoor living during the warmer months. The kitchen is also a good size, offering ample storage and workspace, with potential to personalise or modernise to your taste.

Upstairs, the property offers three well-proportioned bedrooms, each providing plenty of space for beds and storage. The family bathroom is complete with a panelled bath and overhead shower, combining practicality and comfort.

With its great layout, ample outdoor space, and fantastic location close to Harborne High Street, local schools, parks, and transport links, this home presents a wonderful opportunity for those looking to settle in a highly regarded residential area.

Approach

set back behind front garden and driveway.

Entrance Hall

Ceiling light point, doors and stairs off.

Living Room

19' 7" x 10' 5" (5.97m x 3.17m)

TV point, french doors to rear elevation, two ceiling light points, panelled radiator, double glazed window to front elevation.

Kitchen

18' 1" x 6' 3" (5.51m x 1.91m)

Matching wall and base units, double glazed window to rear elevation, space for double fridge freezer, integrated oven, hob, extractor fan, panelled radiator, ceiling light point, space for washing machine.

Landing

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

Bedroom One

12' 7" x 10' 5" (3.84m x 3.17m)

Double glazed window to front elevation, ceiling light point, panelled radiator, integrated storage.

Bedroom Two

10' 3" x 7' 2" (3.12m x 2.18m)

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

Bedroom Three

8' 4" x 6' 7" (2.54m x 2.01m)

Double glazed window to front elevation,
ceiling light point, panelled radiator, space for
storage.

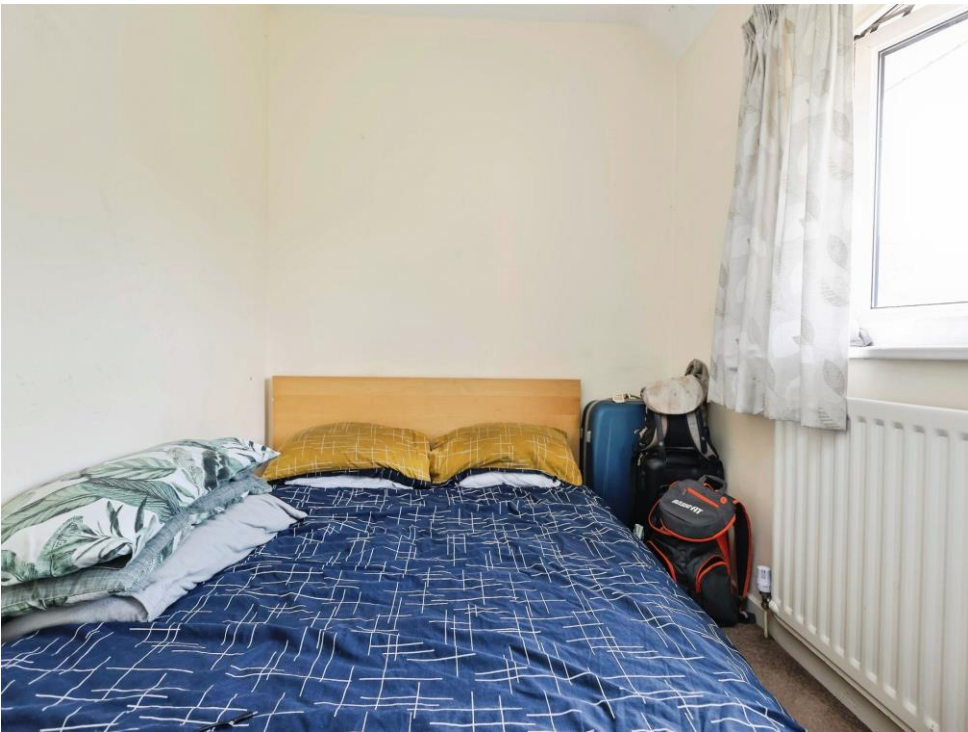
Bathroom

Panelled bath, shower overhead, ceiling light
point, low flush wc, hand wash basin, partly
tiled, double glazed window to rear.

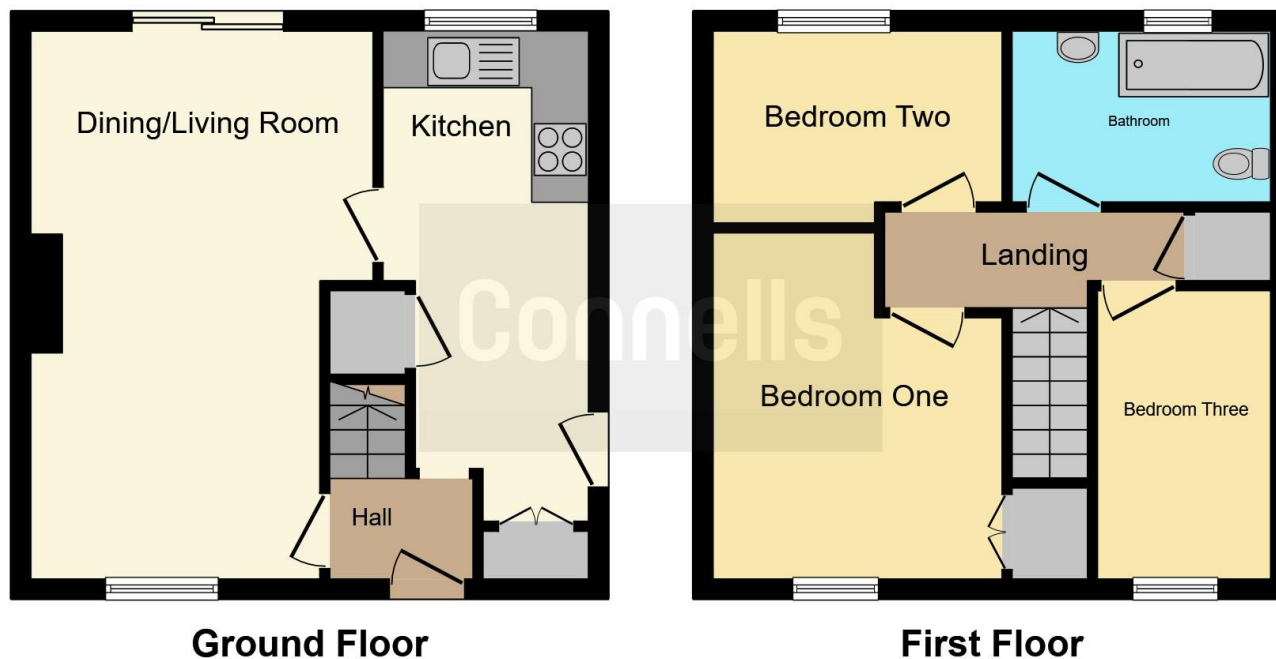
Rear Garden

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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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