







## Property Description

Stunning Family Home - Prime Location near Harborne, QE Hospital & University

Nestled in a cul-de-sac, this beautiful property offers the perfect blend of comfort, style, and convenience. With off-road parking for several vehicles, a garage, and a delightful rear garden, it's ideal for modern family living.

Inside, the welcoming entrance hallway leads to a ground floor WC, a spacious lounge, and a bespoke fitted kitchen opening into a dining area with picturesque views over the landscaped garden.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom. Outside, the impressive rear garden provides a peaceful retreat, while the garage adds further practicality.

## Approach

Set back behind a generous driveway, with a garage. Front lawn

## Hallway

Stairs off, wood flooring, useful downstairs walk in storage, radiator.

## Ground Floor W.C

Modern suite comprising of a vanity sink unit with storage, low flush w.c, double glazed window, wooden flooring.

## Lounge

Spacious family lounge, wooden flooring, double glazed window to the front, TV point, stylish vertical radiator.

## Dining Kitchen

Feature archway leading from the hallways into the bespoke dining kitchen. Thoughtfully designed with lots of storage, fitted with bespoke wall and base units, integrated oven & microwave, gas hob, extractor fan, sink with mixer tap space for a large fridge freezer and washing machine, breakfast bar dividing the room onto the dining area, with French doors overlooking the rear garden, radiator, wooden flooring, spotlighting.

## Landing

Loft access, doors off

## Bedroom 1

Master bedroom facing the front of the property, 2 double glazed windows, radiator, light point

## Bedroom 2

Second double bedroom facing the rear garden, double glazed window, radiator, fitted storage wardrobe.

## Bedroom 3

Double glazed window facing the rear garden, radiator.

## Shower Room

Modern shower room, comprising of walk in shower, vanity sink unit, low flush w.c, double glazed window, storage cupboard,

## Gardens

Front lawn with a side gate to the rear garden, paved patio with steps up to the rest of the garden. lawned with borders and trees.

## Garage

Garage set back on the side of the house, side access from the rear garden, up and over door to the front, connected electricity. strip light.



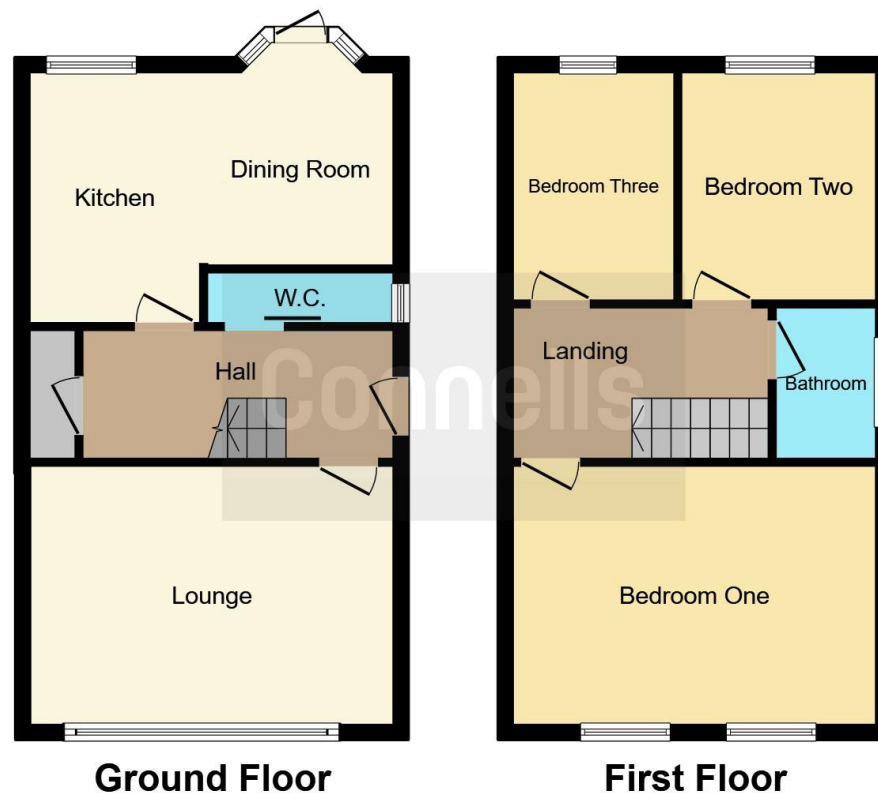












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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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