



349 Harborne Road, Birmingham, B15 3JN
Asking Price £975,000

A fantastic opportunity to purchase this FOUR/FIVE BEDROOM, DETACHED family home within a very desirable Edgbaston location.

The property benefits from over 2,500 square feet with ground floor accommodation including entrance hallway, three reception rooms of convenient family room, dining room and a through living room with sitting area. A conservatory is complimented by fitted kitchen, which leads to second cooking area-come utility, pantry and storage plus the all important WC and internal access to a garage. The first floor boasts four double bedrooms and a "Jack and Jill" bathroom leading from landing and master bedroom.

This charming family home has the luxury of two secured gated entrances providing a spacious and private front drive, whilst a large garden to the rear is a must have. NO UPWARD CHAIN - EPC / D - CT Band G

The Property

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Location

Harborne is an affluent area sited 3 miles (5 kilometres) south-west of Birmingham, in the West Midlands, England. It is a Birmingham City Council ward in the formal district and in the parliamentary constituency of Birmingham Edgbaston.

The property is situated in a prominent location where Harborne road meets Kingscote Road, making it a prime Edgbaston postcode with Harborne amenities very near by. The property is close to Queen Elizabeth hospital and Birmingham University-with the train station adjacent, within easy reach of boutique shops and independent eateries of Harborne High Street, plus local amenities of nearby Chad Square shops, all whilst very accessible to A38 and A456 links to M6 motorway and Birmingham International Airport.

Approach

Double gated entrance with brock paved driveway, access to garage and front door access to:

Porch

Double opening doors to porch with door into:

Entrance Hall

A welcoming entrance hall with carpeted stairs to first floor, radiator, and light points, access to dining room, living room, kitchen, WC and garage.

Lounge

Inglenook fireplace, double glazed bay window to front, further double glazed windows, two ceiling light points and ceiling coving, power points, TV point, wooden flooring, double doors to dining room, radiator.

Sitting Area

Multi functional sitting area, double glazed window with garden aspect and UPVC door access.

Dining Room

Wooden flooring, radiator, power points, ceiling coving and rose with light point, double glazed panelled doors leading to conservatory.

Conservatory

Bi-folding doors lead to decked area, double glazed windows, pitched ceiling, two ceiling light points, door to family room, power points.

Fitted Kitchen

A good range of wall and base mounted units, integrated appliances of five ring gas hob with extractor hood above, washing machine, dishwasher, microwave and oven, power points, ceiling light point with four spot tracker, double glazed window, tiling to splash back areas, sink with mixer tap and draining area, door to inner hallway.

Family Room/Additional Bedroom

Rear facing double glazed bay window, carpeted, ceiling light point for four spot plate, power points,

Utility

Can be used as second cooking facility, with four ring gas hob, plus double glazed window and panelled door offering garden access.

Inner Hallway

Access to storage cupboard plus dry store/pantry, utility and family room.

WC

Modern fittings of low level WC, wash hand basin, window with front aspect, ceiling light point.

Integral Garage

Up and over door, window with side aspect, ample storage space.

Landing

Carpeted, radiator, loft access, ceiling light point, storage housing boiler and doors to:

Master Bedroom

Through aspect with double glazed windows including front facing bay, carpeted, radiator, power points, TV point. ceiling coving and light point. Access to bathroom

Family Bathroom

"Jack and Jill" bathroom, with P shaped bath with shower above and shower screen, wash hand basin within vanity unit, ceiling down lighters, double glazed window with rear aspect.

Bedroom Two

Front facing double glazed windows, carpeted ceiling light point, radiator, power points, wash hand basin.

Bedroom Three

Carpeted, side facing double glazed window, ceiling light point, radiator, access to:

En-suite Shower Room

Modern fittings of low level WC, wash hand basin, walk in shower, fully tiled to wet areas, window with front aspect, ceiling light point.

Bedroom Four

Rear facing double glazed window, carpeted, access to eaves storage, ceiling light point with four spot plate, wash basin within vanity unit, power points, radiator.

Rear of the Property

An established and spacious garden, predominantly laid to lawn, with wide decked area-ideal for entertaining and BBQ area, mature flower beds and tiered pathway, hedgerow and shrubbery to borders and access to outside store to the side of property.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

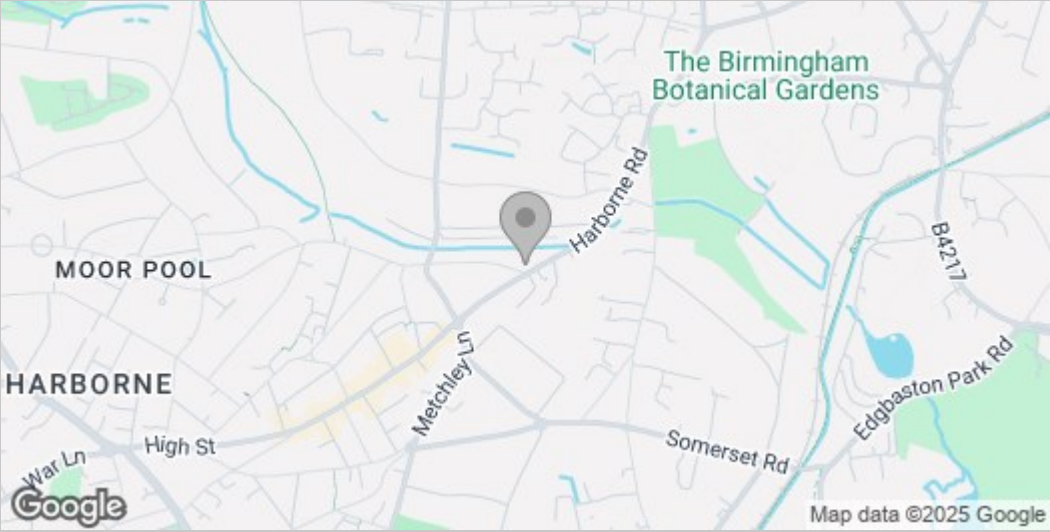
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons

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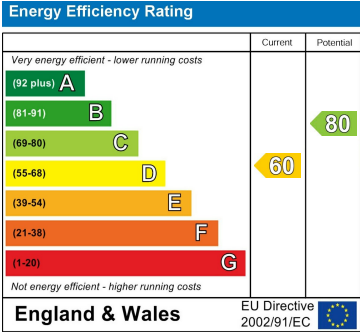
Floor Plan



Area Map



Energy Efficiency Graph



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