



9 Harrisons Road, Birmingham, B15 3QR
Offers In The Region Of £899,950

Remarkable four bedroom semi-detached property located on the ever desirable Harrisons Road, Edgbaston, offered with no upward chain. This is a rare opportunity to acquire a spacious Victorian home boasting period features and a modern living accommodation set over three generous floors. To the rear of the property is a beautiful coach house which has been considerably modified throughout providing a further living space.

Description

Approached via a tended fore garden, opening on to the entrance hallway with original quarry tiling. Leading on from the entrance hall is a large living room showcasing original features such as high ceilings, stained glass windows with wooden shutters and Victorian coving throughout.

The rear reception room displays plenty of natural light and has a fantastic outlook over the garden and courtyard area. Both reception rooms benefit from including working gas fireplaces with beautiful feature surrounds. The kitchen acts as the prime entertainment / family space comprising of modern appliances and fittings.

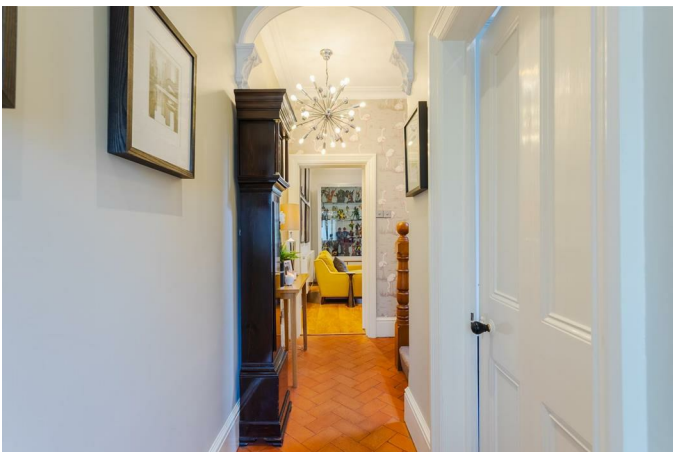
To the first floor of the property is a master bedroom, second double bedroom overlooking the garden and family bathroom with a walk-in shower. All rooms on the first floor and ground floor include built in Bose ceiling speakers which can be controlled remotely. Finally on the top floor of the property is a further double bedroom with walk in wet room and terrace with a stunning view over the garden, acting as a peaceful sun trap.

To the rear of the garden is a large patio area that leads onto the coach house which has been modernised throughout to create a further functional living space. The coach house is equipped with a bathroom, kitchen area and large living / bedroom space. To the rear of the coach house is a double garage with remote control door offering parking for two cars or an alternative storage space.

Location

Harrison Road is set in a convenient location only a short walk from Harborne's bustling High Street. Birmingham City Centre lies approximately 3 miles away and is easily accessible via regular nearby busses or by train with the University Station being less than a mile away. The Birmingham City University and Queen Elizabeth are within close proximity and the property falls within the catchment area for a range of outstanding schools.

Entrance Hall



Original quarry tiled flooring, ceiling light pendant

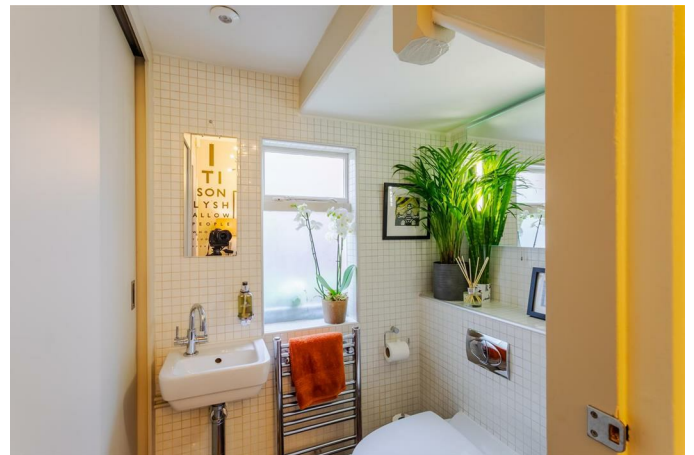
with dimming control, radiator and doors leading to; living room, rear reception room and downstairs W.C

Living Room



Carpeted flooring, double glazed bay window to front elevation with wooden shutters, ceiling spotlight points, radiator and gas fireplace with feature surround.

W.C



Tiled flooring, tiled walls, ceiling spotlight point, double glazed obscure window to side elevation, heated towel rail, hand wash basin, low flush W.C and built in storage cupboard.

Rear Reception Room



Wood flooring, double glazed French doors to courtyard, double glazed window to side elevation, double glazed ceiling to floor length windows to rear elevation, ceiling spotlight points, ceiling light pendant, radiator and gas fireplace with feature surround.

Utility

Ample storage and shelving space.

Kitchen



Tiled flooring, double glazed window to rear elevation, double glazed bifold door to rear elevation, double glazed door to courtyard, three double glazed skylights, ceiling spotlight points, radiator, integrated appliances, double gas oven, gas hob and ample storage space.

Garden



Mature shrub beds, large patio area, Bose smart speaker system, fences and hedges to boundaries.

Coach House - Bedroom



Carpeted and wood flooring, four double glazed skylights, double glazed window to rear elevation, electric radiator and two ceiling light pendants.

Coach House - Bathroom



Tiled flooring, part tiled walls, ceiling spotlight points, double glazed obscure window to side elevation, shower cubicle, low flush W.C and hand wash basin with storage underneath.

Garage



ceiling light point, ample storage space, parking for 2 cars, electric double door to rear elevation.

First Floor Landing

Carpeted flooring, ceiling spotlight points radiator, built in storage and doors leading to; master bedroom, bedroom two and family bathroom.

Master Bedroom



Wood flooring, double glazed sash windows to front elevation, ceiling spotlight points, two ceiling light pendants and radiator.

Bedroom Two



Carpeted flooring, double glazed sash window to

rear elevation, ceiling light pendant, radiator and built in storage.

Family Bathroom



part tiled walls, tiled flooring, double glazed obscure sash window to rear elevation, ceiling spotlight points, jacuzzi bath, low flush W.C, two hand wash basins with storage underneath, walk in shower, heated towel rail and storage cupboard.

Bedroom Three



Carpeted flooring, double glazed window to side elevation, ceiling spotlight points, built in storage unit, radiator, double glazed French doors to rear elevation leading to terrace.

Shower Room

Tiled flooring, tiled walls, heated towel rail, low flush W.C hand wash basin.

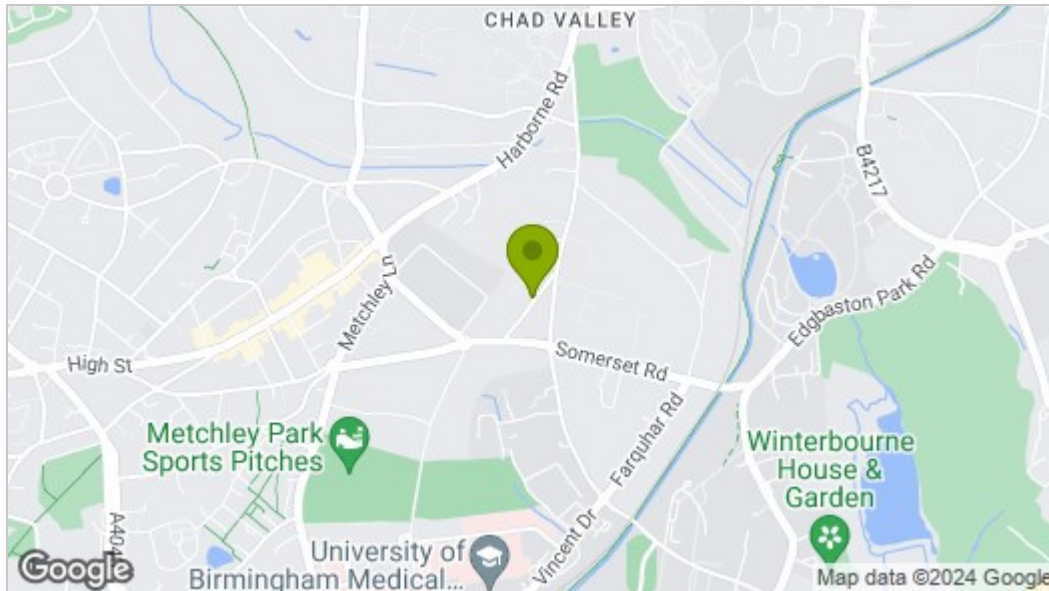
Floor Plan

Approx Gross Internal Area
190 sq m / 2047 sq ft

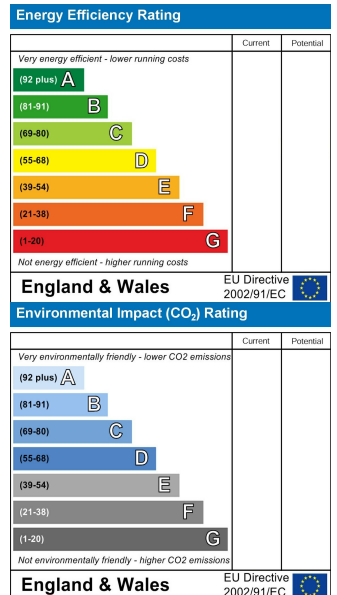


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

Area Map



Energy Efficiency Graph



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