



## 2A Greenfield Road, Birmingham, B17 0ES

**Offers Over £499,000**

A rare opportunity to acquire a stunning four bedroom townhouse with spectacular roof terrace in the highly regarded Harborne Central development on Greenfield Road. Beautifully presented throughout its spacious accommodation with modern interiors providing an excellent family home with additional added bonus of two secure underground parking spaces.

The ground floor of the property opens to a large kitchen and living space boasting an array of natural light throughout. The kitchen has modern integrated appliances, plenty of storage space and a breakfast bar. The ground floor also benefits from a downstairs W.C.

The first floor of the property comprises of two double bedrooms, one of which includes a contemporary en-suite bathroom with a large walk in shower cubicle. Heading up to the second floor are a further two large bedrooms one of which includes an en-suite and family bathroom. The Fourth bedroom also has the added luxury of a Juliette balcony which allows for ample light and fresh air.

To the top floor is the centrepiece of this home with a stunning roof terrace which runs the full length of the property and features stunning views of Harborne and further out towards the city centre. This area is also serviced by it's own kitchenette making it ideal for outdoor entertaining.

EPC - B  
Council Tax Band - F  
Tenure - Freehold

## Location



This property is located on the doorstep of Harborne High Street and a stone's throw from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencer's Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with nearby Harborne Pool & Fitness centre, Harborne golf club, The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short walk.

## Entrance Hall

Wood flooring, ceiling spotlight points and radiator.

## Living Room



Wood flooring, double glazed window to front elevation, radiator and ceiling light point.

## Kitchen



Wood flooring, radiator, ceiling spotlight points, double glazed window to rear elevation, integrated appliances and electric oven with electric hob.

## Downstairs W.C



Wood flooring, ceiling spotlight point, radiator, hand wash basin and low flush W.C

## First Floor Landing

Carpeted flooring and ceiling light pendant.

### Bedroom Two



Carpeted flooring, double glazed window to front elevation, radiator and ceiling light pendant.

### Bedroom Three



Carpeted flooring, double glazed window to rear elevation, radiator and ceiling light pendant.

### Bedroom One



Carpeted flooring, double glazed window to rear elevation, radiator, ceiling light pendant and built in storage.

### Family Bathroom



Wood flooring, part tiled walls, ceiling spotlight points, heated towel rail, bath with shower over, low flush W.C and hand wash basin.

### Bedroom One EN-Suite



Tiled flooring, part tiled walls, ceiling spotlight points, heated towel rail, walk in shower cubicle, low flush W.C, hand wash basin with storage underneath and vanity mirror.

### Bedroom Four



Carpeted flooring, ceiling light pendant, fitted wardrobes with sliding doors, radiator and double glazed French doors opening to Juliette balcony.

### Second Floor Landing

Carpeted flooring, radiator and ceiling light pendant.

### Bedroom Four EN-Suite



Wood flooring, part tiled walls, double glazed obscure window to front elevation, ceiling spotlight points, heated towel rail, low flush W.C, hand wash basin and walk in shower cubicle.

### Third Floor Landing



Tiled flooring, ceiling spotlight points, and storage points.

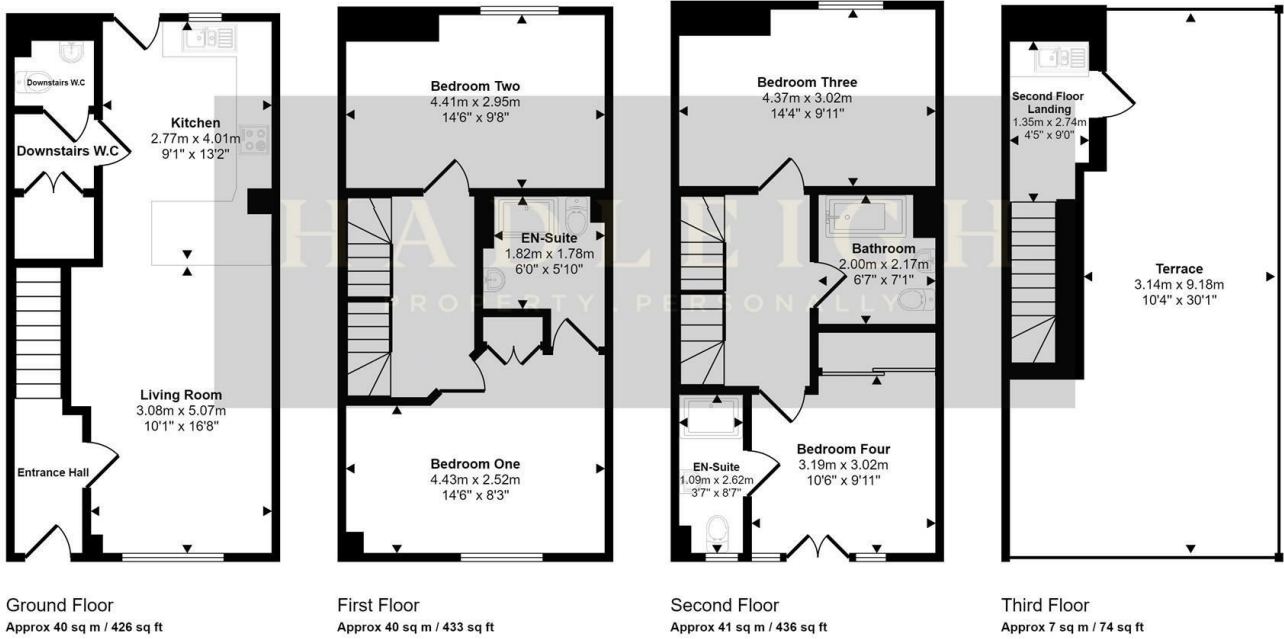
### Rooftop Terrace



Decking throughout with beautiful view.

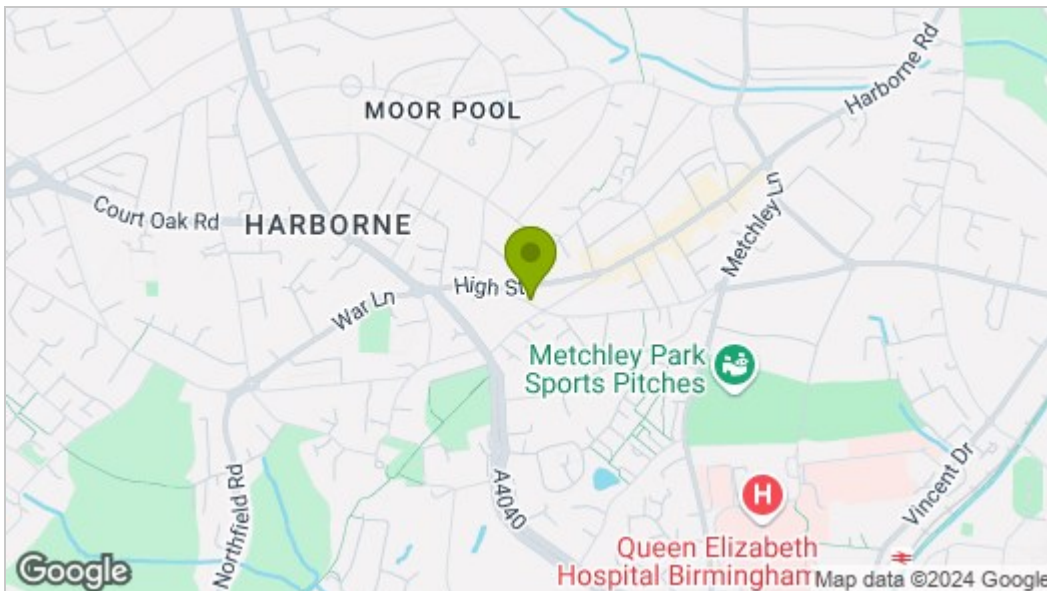
# Floor Plan

Approx Gross Internal Area  
127 sq m / 1369 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 Snappy 360.

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Energy Efficiency Graph

