

# HUNTERS<sup>®</sup>

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## Ingham Way

Harborne, Birmingham, B17 8SW

Offers In The Region Of £380,000



A superbly presented and extended three bedroom semi-detached family home located within this highly sought-after neighborhood in Harborne. The property is ideally situated for convenient access into Birmingham City Centre and Queen Elizabeth Medical Complex and additionally benefits from a driveway and garage. Being Sold with No Upward Chain.

Tucked away within a quiet cul-de-sac, the property is set back from the road via a block paved driveway and decorative fore-garden. Providing gas central heating and being completely double glazed, the modern-style property internally comprises entrance porch and hallway, a spacious galley style breakfast kitchen complete with breakfast bar area. A magnificent extended open-plan space is to the rear of the property, providing ample living and dining room space ideal for gathering friends and family, this also provides staircase to the first floor and access out to a secluded low maintenance south-west facing rear garden. The upstairs accommodation boasts a spacious landing with three very good sized bedrooms complimented with a fully tiled modern bathroom suite.

The property is superbly located within this leafy and quiet location in Harborne, superbly located within very close proximity to the Hagley Road (A456) which provides convenient access and transport links to a wide array of locations, most notably the QE Medical Complex, Harborne High Street and Birmingham City Centre. Harborne High Street provides a plethora of shops and high end supermarkets, along with a host of award winning bars and restaurants and a fantastic local cafe culture.



## Property Accommodation

### Entrance Hallway

Breakfast Kitchen 18'11" max x 6'9" max (5.77m max x 2.06m max)

Lounge 17'9" max x 15'10" max (5.41m max x 4.83m max)

Extended Dining Area 10'2" max x 9'11" max (3.10m max x 3.02m max)

### First Floor Landing

Bedroom One 11'7" max x 10'7" max (3.53m max x 3.23m max)

Bedroom Two 11'4" max x 9'4" max (3.45m max x 2.84m max)

Bedroom Three 14'5" max x 11'3" max (4.39m max x 3.43m max)

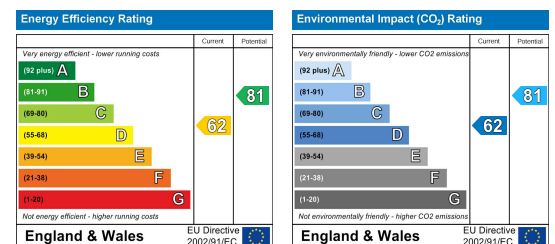
Bathroom 9'3" max x 6'1" (2.82m max x 1.85m )

Garage 15'9" x 7'7" max (4.80m x 2.31m max)

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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