



Vicarage Road

Harborne, Birmingham, B17 0SP

Offers In The Region Of £365,000



- Beautifully Presented Victorian Terraced Home
- Tastefully Modernised Throughout
- Wonderful Panoramic Views to the Front Overlooking Harborne Church Farm Golf Course
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- Two Double Bedrooms
- In Very Close Proximity to Harborne High Street
- Fantastic Landscaped Rear Garden
- EPC Rating - D

Vicarage Road

Harborne, Birmingham, B17 0SP

Offers In The Region Of £365,000



An outstanding and immaculately presented period terraced home situated in this highly desirable location in close proximity to Harborne High Street, offering wonderful views across Harborne Church Farm Golf Course. This two bedroom property has been tastefully extended and modernised throughout whilst retaining its original character and features.

The property is set directly across the road from the golf course, above street level with patio steps and a mature frontage that leads to the property entrance.

A hardwood door leads into the entrance vestibule with a secondary glazed hardwood door leading into the hallway, offering excellent storage space for coats and shoes. The door from the hallway leads you into the through reception room which has been historically opened up to combine both front and rear reception rooms, including a lovely dining area with a front facing bay window with excellent views, along with a cosy living space with patio doors out to the rear garden and a feature timber mantel piece with exposed brick fireplace and conventional log-burner inset. The inner hallway provides staircase to the first floor with some excellent storage space underneath, and through to the extended kitchen breakfast room, with dual aspect windows and 'Velux' skylight providing plenty of natural light, door out to the rear garden and space for a small breakfast table and chairs. The kitchen combines wall and base level units, with complimentary work surfaces and tiled splash-back. Integrated appliances includes oven with a four ring gas hob and extractor, and there is ample space for all other freestanding kitchen appliances.

To the upstairs we have two very generously sized double bedrooms, the master room wonderfully designed with built-in wardrobes and drawers and again fantastic views over the golf course. They are complimented superbly by a refitted partly tiled bathroom suite complete with WC, pedestal wash hand basin and bath with separate rainfall shower.

The beautifully landscaped tiered rear garden provides a patio area across the side and rear of the property, with a pathway leading up to a prominent additional paved patio area which catches plenty of sun and is the ideal place for a garden table and chairs. A good sized lawn space is in between with a selection of mature borders and shrubbery and completed with a garden shed, fence boundary and gated rear access.

The property is ideally positioned to a number of local amenities on the island of War Lane and Northfield Road, additionally Harborne High Street is in close proximity and provides all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Centre, University of Birmingham and Birmingham City Centre are all easily accessible with a choice of local transport facilities, and leisure facilities such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby, with Harborne Church Farm Golf Course literally on the doorstep. The school catchment provides an array of fantastic infant and junior schools within the local area.

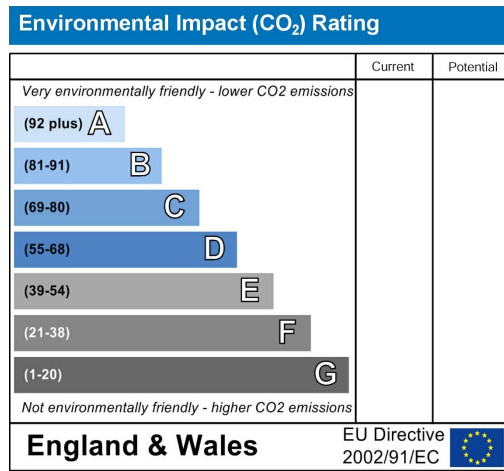
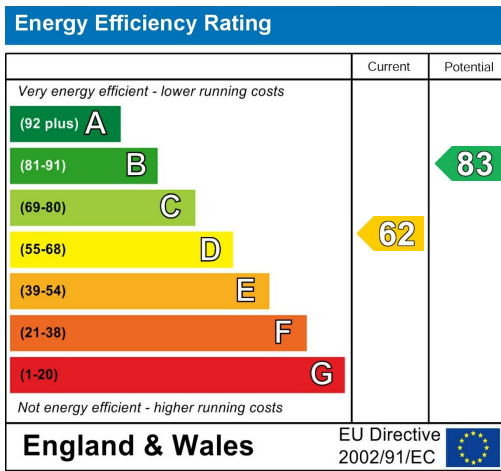
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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.

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com
<https://www.hunters.com>

