



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  2  2  C

Osmaston Road, Birmingham, B17 0TJ

Offers In The Region Of £475,000



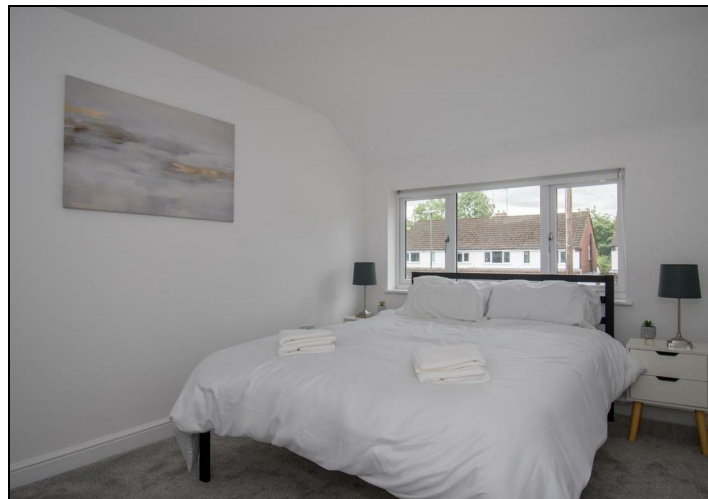
An extended and completely renovated family home situated in this sought after residential location within close proximity to Harborne High Street and Queen Elizabeth Medical Complex. This four bedroom semi-detached property has been tastefully redesigned throughout to provide luxurious open-plan contemporary living accommodation, additionally benefiting from off-street parking for two cars. Being Sold with No Upward Chain.

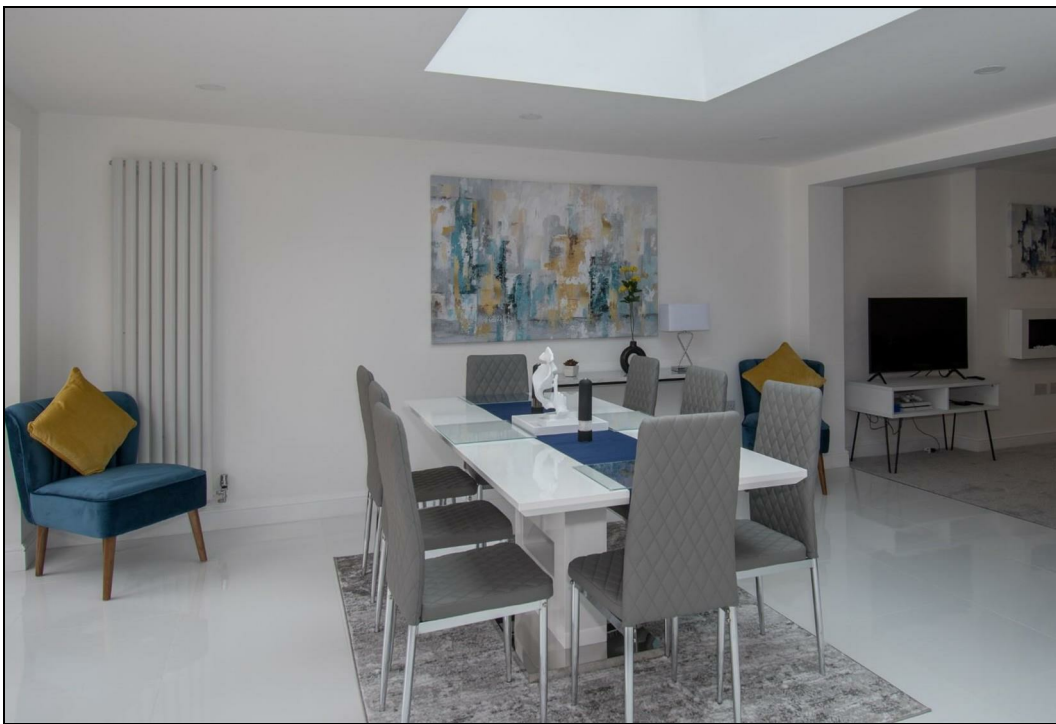
The property has installed double glazing throughout with gas central heating. As you approach the property a stone driveway provides ample off road parking and leads directly to the property entrance. Entering through the solid oak door, you are greeted by a welcoming reception area which provides a staircase to the first floor, and double doors through to the fantastic eye-catching open-plan living accommodation. The downstairs space has been extended all across the rear to combine both lounge and dining areas with a fully integrated kitchen, with bi-folding doors into the garden and a large roof lantern providing an array of natural light into the dining area and kitchen. The gloss white kitchen provides a sunken sink unit, with integrated oven and electric hob with extractor above, with ample space for freestanding dishwasher and fridge-freezer. A utility room provides space and plumbing for a washing machine and tumble dryer, with a partly tiled downstairs WC and leads to the downstairs bedroom.

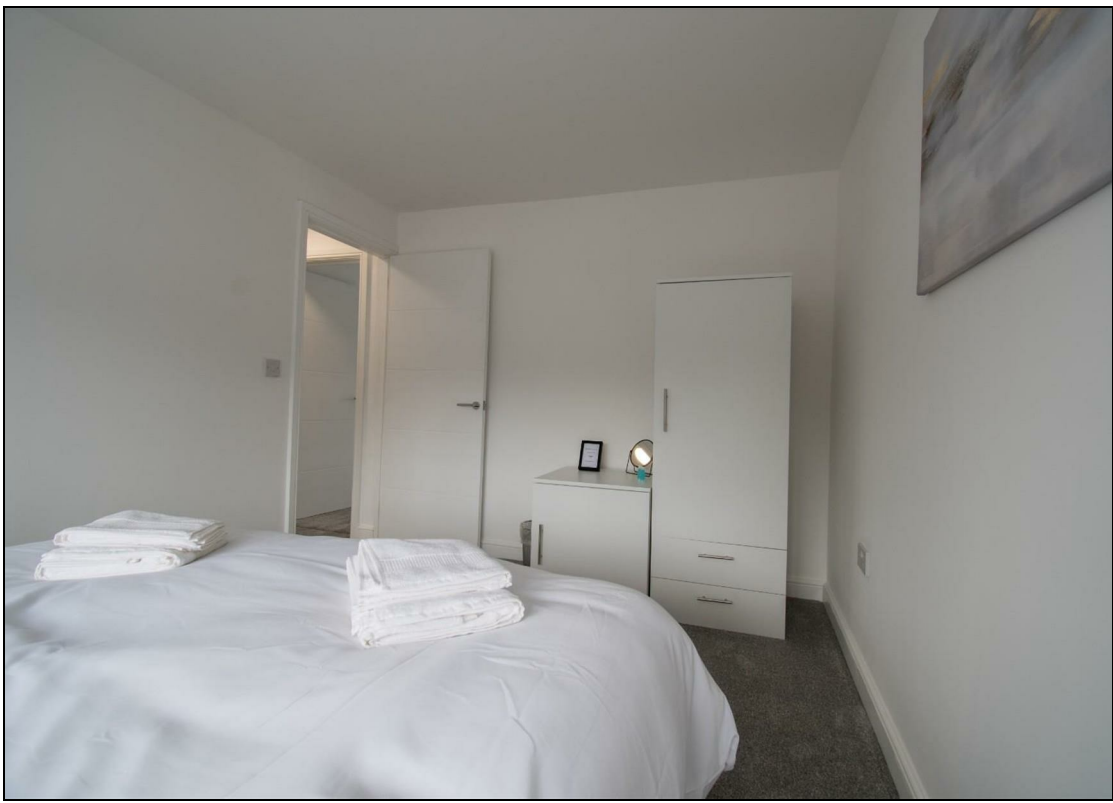
To the upstairs we have three further immaculately presented and well proportioned bedrooms, complimented with both a fully tiled shower-room and a separate bathroom suite, one providing a luxurious walk-in shower cubicle with rainfall shower, and a freestanding bath to the other, so the choice is yours.

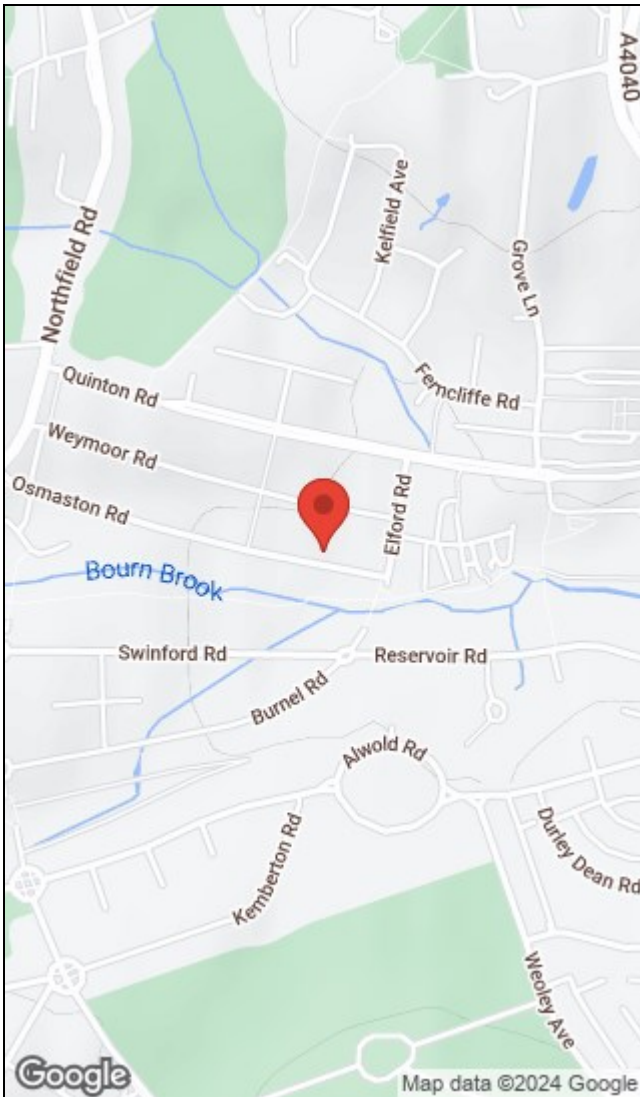
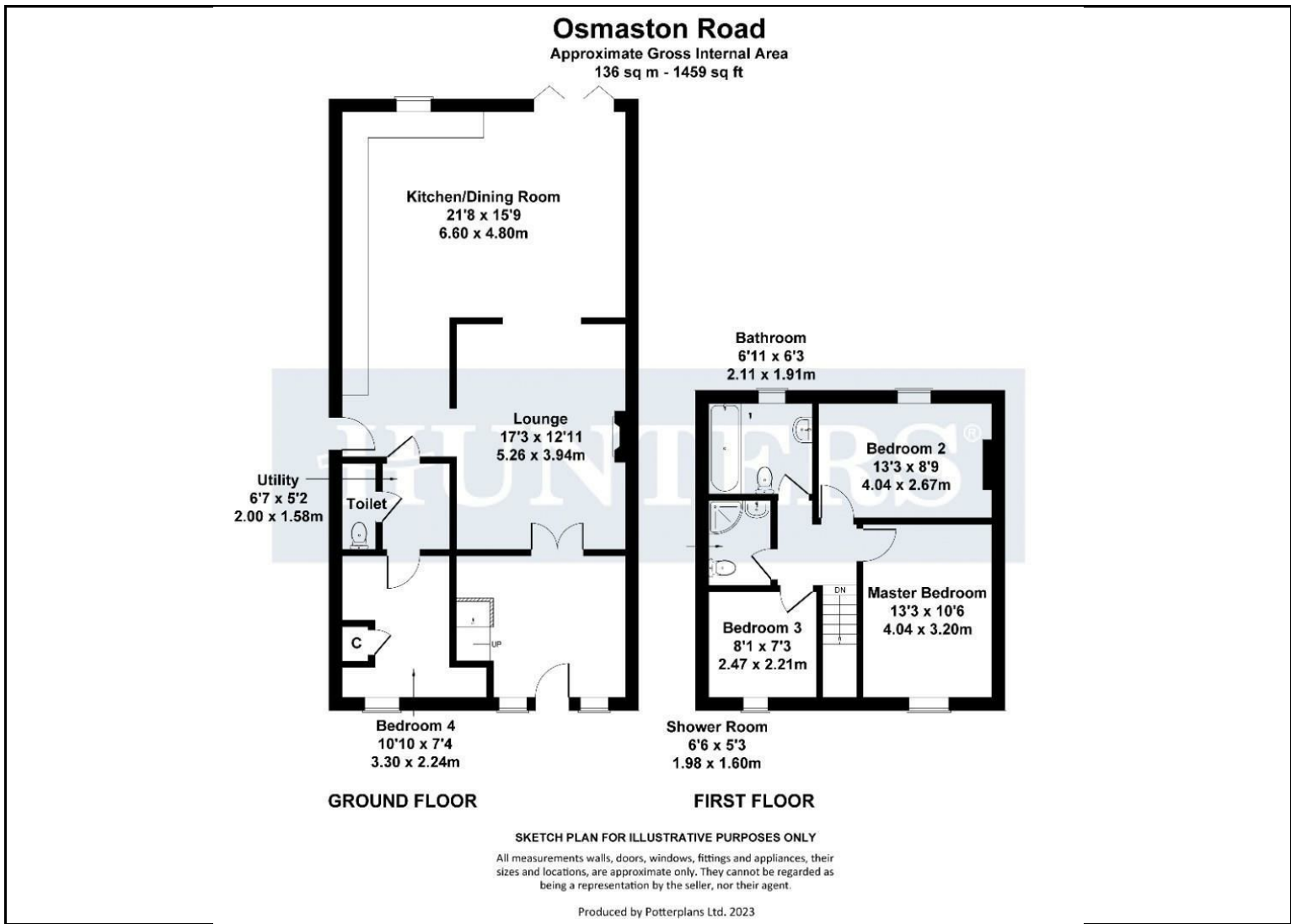
## KEY FEATURES

- Stunning Extended Four Bedroom Property
- Completely Renovated and Redesigned to an Excellent Standard
- Sought After Residential Location in Harborne
  - Off-Street Parking for Two Cars
- Fantastic Open-Plan Living Accommodation
- In Close Proximity to QE Medical Complex & Harborne High Street
  - No Upwards Chain
  - EPC Rating - C









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	87	60	87
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

110 Station Road, Harborne, Birmingham, B17 9LS | 0121 647 4233  
 harborne@hunters.com | www.hunters.com



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