

# HUNTERS<sup>®</sup>

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## Court Oak Road

Harborne, Birmingham, B17 9AA

Asking Price £699,950



- Stunning Victorian Residence In Prime Harborne Location
- In Excellent Proximity to Harborne Primary Annexe and High Street
- Secure Off Street Parking For Multiple Cars
- Excellent Links to QE Medical Complex and Birmingham University
- Five Double Bedrooms
- Beautifully Retained Period Features Throughout
- Wonderful Extended Kitchen with Vaulted Ceiling
- EPC Rating - D

Tel: 0121 647 4233

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An impressive and superbly presented period residence situated in this highly desirable location in Harborne within close proximity to the High Street. This five bedroom Victorian family home offers over 2200 square feet of beautifully appointed accommodation with a host of immaculately retained original features. Additionally benefiting from a beautiful kitchen to the rear and secure off street parking for multiple cars.

The property is positioned on the corner of Court Oak Road above street level with a blue brick pathway and steps leading to the property entrance, with a secure roller shutter providing secure parking from Grosvenor Road. A hardwood entrance door leads into the vestibule with a secondary hardwood door leading into a grand hallway with Minton tile floor and staircase to first floor and a partly tiled cloakroom. The front reception room provides dual aspect bay window to front and side elevation, with a wonderful marble fireplace with cast iron gas fire inset. An equally spacious reception room occupies the rear with a window to side elevation, marble fireplace with cast iron fire. To the rear of the property is a wonderful and extended kitchen dining room, with vaulted ceiling, dual aspect windows and skylights with bi-folding doors out to the rear garden providing an array of natural light. The kitchen area includes wall and base level units with work surfaces and matching splash-back. There is an integrated oven and grill, five-ring gas hob and extractor above with integrated dishwasher included. A separate utility room provides additional storage units, work surfaces and sink and drainer with space and plumbing for washing machine and tumble dryer and houses the central heating boiler.

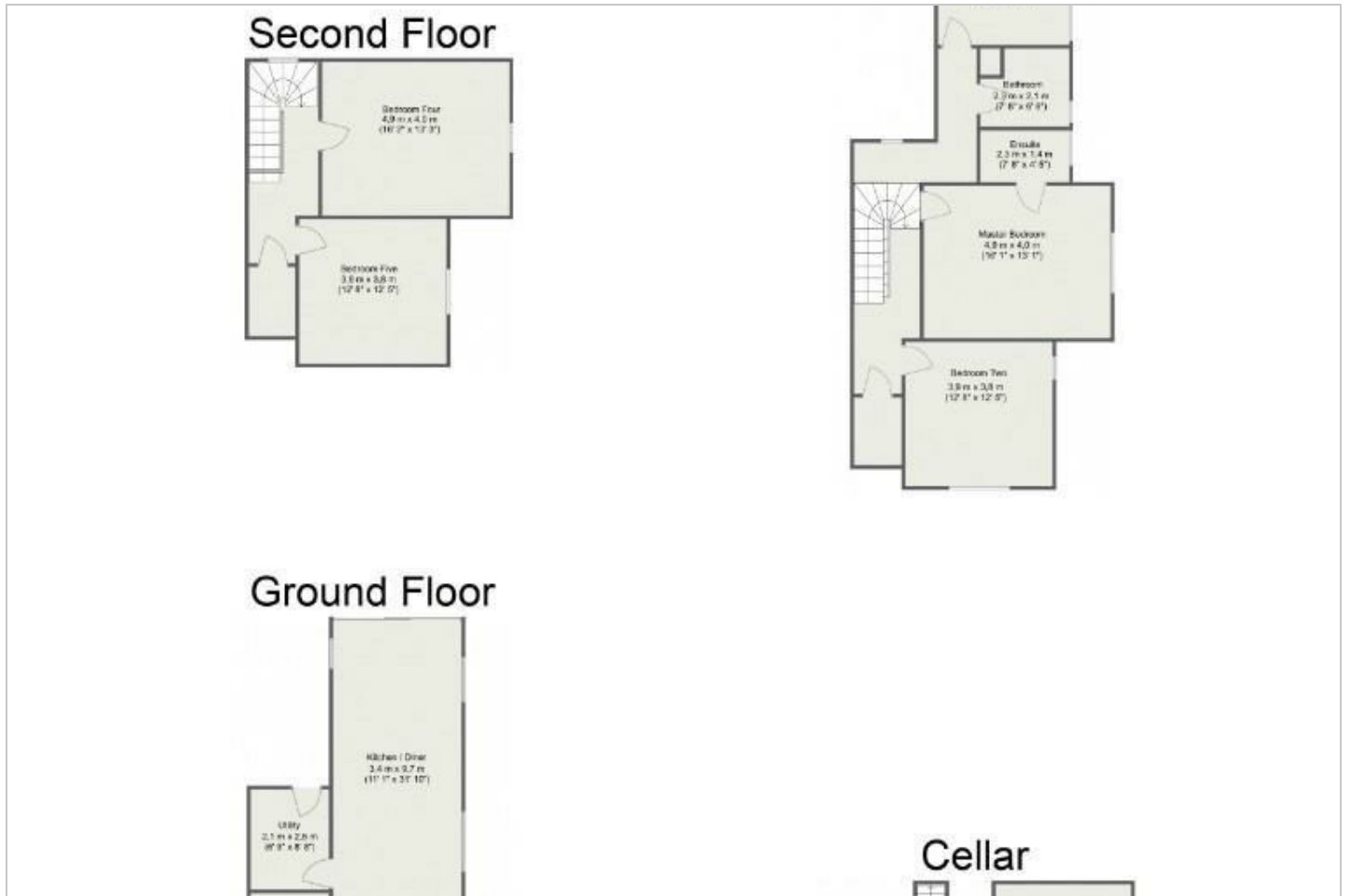
The upstairs accommodation is set over two floors, the first floor provides three generously sized double bedrooms including a master bedroom with fully tiled en-suite consisting of WC, vanity sink unit and walk-in rainfall shower cubicle.

There are two further double bedrooms on this floor, one of which has dual aspect windows and a decorative original cast iron fireplace. A partly tiled bathroom includes low level WC, pedestal wash hand basin and bath with mixer taps with a chrome heated towel rail. A large walk-in storage cupboard and airing cupboard complete the first floor. The second floor provides two additional double bedrooms with 'Velux' skylights, completed with under-eaves storage.

To the rear of the property is a spacious and secluded rear garden, with a stone and slate patio wrapping around the side and rear of the property and providing ample parking for at least 3 vehicles. A large lawn area includes a selection of mature plants bushes and trees with seating areas and a fenced boundary. The property is completed with a cellar which covers the footprint of the rear reception room.

The property is situated in this extremely desirable location which is close-by to all of the amenities that Harborne High Street has to offer including its boutique shops and high end supermarkets, and eateries and local pubs that provide for a vibrant and bustling night life. A leisure centre is situated at the top of the High Street and both Birmingham University's Edgbaston campus and Queen Elizabeth Hospital are just over a mile away. The area further benefits from its close proximity to the delightful Queens Park and provides extremely good transport links to Birmingham City Centre. The catchment area for excellent local schools includes the Harborne Primary Annex located nearby.

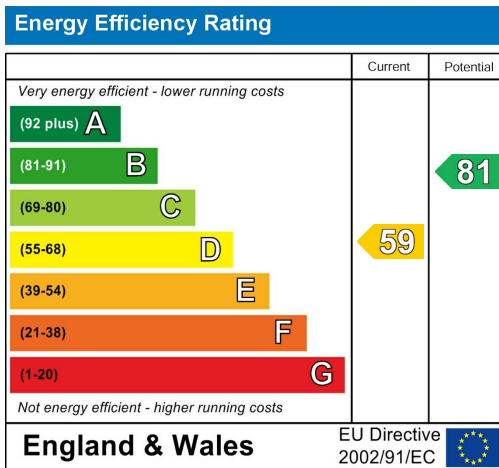
# Floorplan







## 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.

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