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103 Queens Park Road, Harborne, Birmingham, B32 2LB

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£360,000

A beautifully maintained and extended traditional mid-terraced property set within this quiet and popular location in Harborne with wonderful views over the leafy landscape of Queens Park. This stunning two bedroom Victorian home provides deceptively spacious accommodation whilst retaining a host of its original features. With excellent access into Harborne High Street.

The property is set back away from the road with a decorative front fore-garden and dwarf wall boundary just meters from the park, it provides double glazing throughout many with beautifully fitted shutter blinds and includes gas central heating and exterior wall insulation.

As you enter through the composite entrance door you are welcomed into the vestibule and hallway which has an original "Minton" tile flooring and large under-stairs storage cupboard. Sizable front and rear reception rooms provide flexible living accommodation, both with beautiful feature fireplaces with decorative surrounds, marble hearth and gas fires inset, and with the rear reception providing stairs to the first floor. Towards the rear of the property is a refitted and extended breakfast kitchen providing wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven with four-ring gas hob and extractor fan, and there is ample space for a freestanding fridge freezer, breakfast table and chairs and access provided to the rear garden. An additional utility room completes downstairs, offering additional useful storage space and work surfaces with plumbing for washing machine. The first floor includes two generously sized double bedrooms, with one overlooking the park at the front and the other to the rear both with free-standing wardrobes, perfectly complimented by a partly tiled family bathroom suite which includes WC, pedestal wash hand basin, sunken Jacuzzi bath, separate walk-in shower cubicle and heated towel rail, with large airing cupboard which houses the central heating boiler.

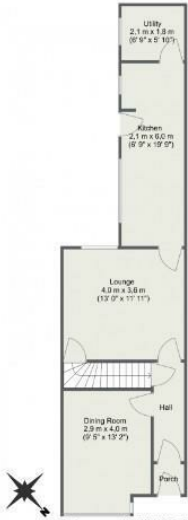
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Queens Park Road
First Floor



Ground Floor



Total area approx. 103,742 / 1116Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

To the outside is a superbly sized rear garden with patio area across the side and rear that leads to a large lawn space, with mature border and hedgerow and providing access to the garage at the bottom. The garage offers secure parking accessible from a secure gate on Court Oak Road.

The property is situated within this highly desirable location with a wonderful aspect over Queens Park perfect for quiet tranquil evening walks for family and pets, there is also a range of local amenities within the immediate neighbourhood. Additionally Harborne Village High Street is easily accessible with its wonderful array of boutique shops and high end supermarkets, along with award winning restaurants and gastro-pubs. The property is perfectly positioned for Queen Elizabeth Medical Complex and Birmingham University with an excellent school catchment for children of all ages within close proximity.

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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









