

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Queens Park Road

Harborne, Birmingham, B32 2LB

£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



