



Gillhurst Road

Harborne, Birmingham, B17 8PH

£550,000



- Two/Three Bedroom Chalet-Style Property in Sought-After Location
- Fantastic Flexible Living Accommodation Over Two Floors
- Wonderfully Maintained Large Rear Garden
- No Upward Chain
- Sought After Location in Central Harborne
- Driveway for Multiple Cars
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating: E

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A superbly presented "Chalet style" property situated on the prestigious Gillhurst Road on the border of Harborne and Edgbaston. This unique style property offers bedroom accommodation on both ground and upstairs floors with off street parking and a beautifully maintained rear garden. Being Sold with No Upward chain.

This unique and sought after property type provides flexible living and bedroom accommodation over two floors, spanning just over 1200 square feet, with double glazing and "Worcester Bosch" boiler providing gas central heating throughout.

The driveway to the front provides ample off road parking for at least two cars with a lovely decorative fore-garden approach. The internal accommodation comprises entrance hallway with a spacious lounge dining room and a conservatory which leads out to the rear garden, a fully fitted breakfast kitchen and a spacious double bedroom also occupy the downstairs with a cloakroom completing the ground floor. Upstairs provides two further generously sized double bedrooms, perfectly complimented with a modern bathroom suite. To the rear is a beautifully maintained sizeable garden with patio area, large lawn and a fence boundary, with a selection of mature trees and planted borders and a garden pond all throughout this magnificent outside space.

Gillhurst Road is a truly prestigious and sought after location within Harborne Village. Conveniently situated within close proximity to Harborne High Street offering excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls. Local recreational amenities include Edgbaston & Harborne golf clubs, The Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens to be enjoyed. Furthermore the location is also ideal for commuting with easy access into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex with convenient access to the local motorway network.

Frontage and Approach

Accessible via a lawn area and driveway providing parking for multiple vehicles. Providing access to the garage and doors to the side passage and property entrance.

Entrance Hall

15'4" x 6'4" (4.67 x 1.93)

With a beautifully restored parquet flooring and open staircase leading to first floor and access into:

Ground Floor Bedroom

A spacious room ideal for use as a study, dining room or further bedroom with wall mounted central heating radiator and a double glazed window looking out to the rear garden.

Lounge Dining Room

A spacious lounge providing ample space for living and dining room furniture, with a feature brick fireplace and newly installed log burner, wall-mounted central heating radiator, obscured glazed window returning to the kitchen and double glazed sliding doors into:

Conservatory

Fully double glazed with sun blinds and French doors opening out to the rear garden.

Downstairs WC

Newly fitted providing a low level w.c. and wash hand basin with tiled splash-backs, with an obscured window to the front elevation.

Breakfast Kitchen

A good sized kitchen area which comprises a range of wall and base level units, integrated oven, hob and extractor fan, plumbing for washing machine and dishwasher, with space for fridge, freezer. With large window overlooking the front garden and glazed wooden door leading to:

Covered Side Passage

19'5" x 3'2" (5.92m x 0.97m)

Following the entire length of the property, this space is ideal as a utility and storage area with UPVC double glazed doors to both the rear and front elevations.

First Floor Accommodation

Landing

Providing access into:

Bedroom One

A spacious double bedroom with full height mirrored wardrobes to the width of the room, wall-mounted central heating radiator and UPVC double glazed window looking out to the rear elevation.

Bedroom Two

A further double bedroom with generous walk-in storage/wardrobe, wall-mounted central heating radiator and UPVC double glazed window to the front elevation.

Bathroom

A re-fitted bathroom which comprises a fabulous modern white suite including corner bath with electric shower over, pedestal wash hand basin and low level flush w.c., additionally benefiting from separate shower cubicle with tiled enclosure and splash-backs, a heated towel rail and Velux-style windows to the side aspect.

Rear Garden

A magnificent garden with patio extending across the width of the property having features including ornamental pond, a considerable lawned area, mature trees and shrubs with further space for storage or play area to the far end with garden shed cleverly concealed with topiary.

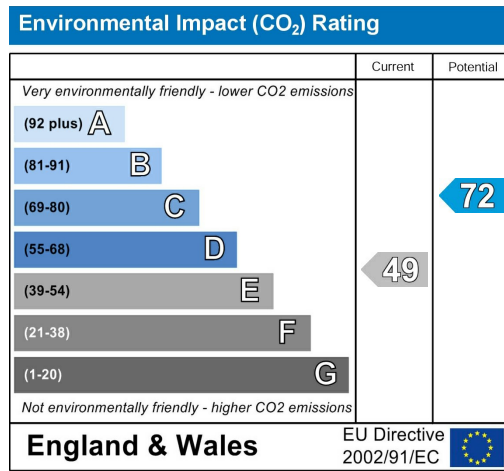
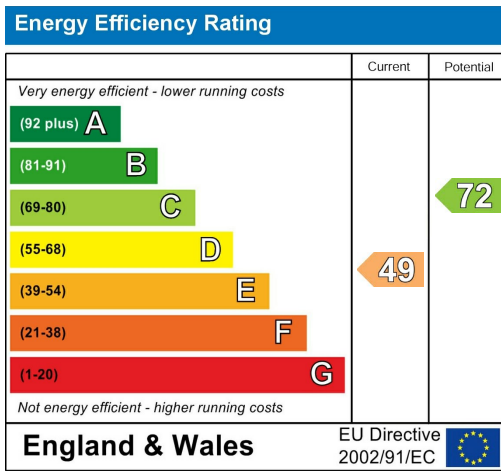
Floorplan







Energy Efficiency Graph



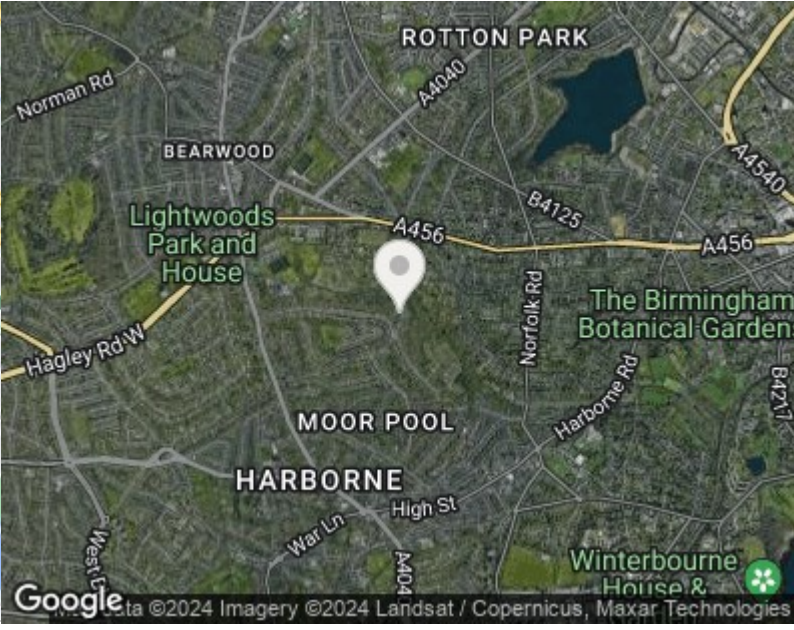
Viewing

Please contact our Hunters Harborne Lettings 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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