





HUNTERS[®]

HERE TO GET *you* THERE



York Street

Harborne, Birmingham, B17 0HG

Offers In The Region Of £1,250,000  4  2  3  D

- Stunning Modern Detached Residence in Central Harborne
- In-and-Out Driveway for Multiple Cars and Large Garage
- Wrap-Around Rear Garden
- No Upward Chain
- Four Bedrooms
- Retained Original Features Throughout
- In Close Proximity to Queen Elizabeth Medical Complex and Birmingham University
- EPC Rating - D

Tel: 0121 647 4233

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Offers In The Region Of £1,250,000



A wonderfully presented and beautifully restored Victorian detached residence situated on this sought-after location within the heart of Harborne Village. This enviable double-fronted plot is positioned on the corner of York Street and Greenfield Road, providing four spacious double bedrooms and a sweeping in-and-out driveway. Being Sold with No Upward Chain.

This exceptional family home was thoughtfully restored to an extremely high standard by Simon Michael Homes. The property provides approximately 2421 sq ft of internal accommodation set over two floors, boasting wonderful Victorian characterful features throughout with sympathetic modernisation to a luxurious standard.

The property approach has secure electric gated access from Greenfield Road with further access from York Street, providing a block paved driveway for multiple cars and a beautiful mature hedgerow border and brick wall boundary. The driveway leads to a useful side access and the garage and property entrance. A hardwood entrance door leads into the vestibule with secondary part-glazed door into the grand centrally positioned reception hall, providing staircase to first floor with storage underneath and separate cloakroom WC. We have two principal reception rooms either side of the hallway, including a formal dining room which has a box bay window to the front elevation and attractive feature fireplace with coal effect gas fire. The other reception room is a spacious lounge/drawing room with another box bay window to the front elevation and beautiful Bathstone fireplace with a decorative horseshoe cast-iron fire insert.

A third reception room provides patio doors out to the rear garden and lift up to the second floor, with access to a reasonably sized cellar which offers excellent storage. In addition to the living accommodation is an extended breakfast kitchen with wonderful vaulted ceilings and skylights and access to the rear garden, providing an array of natural lighting with ample space for a breakfast table and chairs, additional breakfast bar area, plenty of storage and access to a separate utility room.

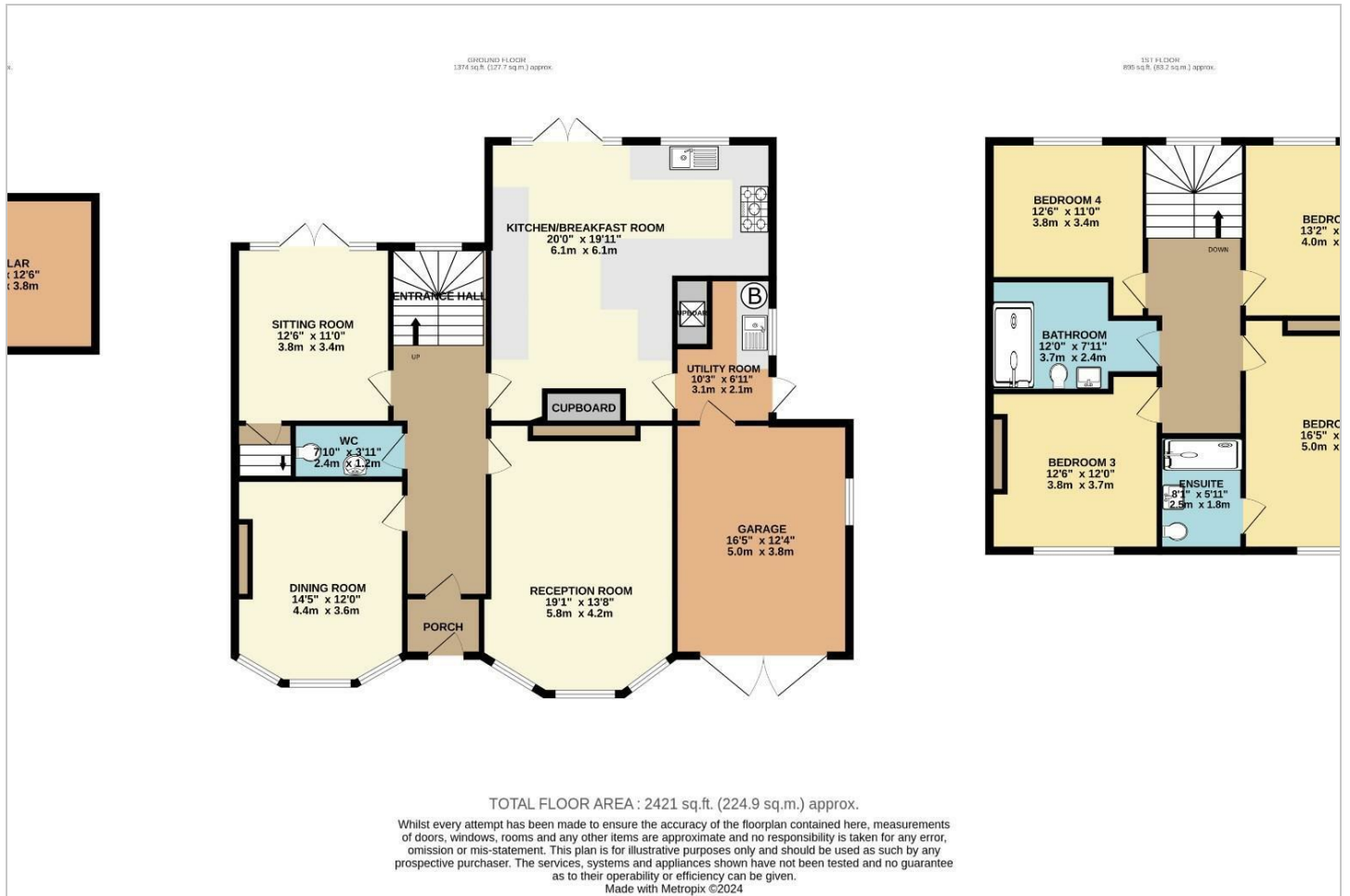
The fully integrated kitchen includes electric under-floor heating and provides wall and base level units with black Granite worktops and matching up-stand. there is an integrated 'Miele' oven, with five-ring induction hob and extractor unit, in addition is an integrated 'Miele' dishwasher and separate 'Miele' combination microwave with warming tray, with space for a separate 'Liebherr' fridge freezer. A separate utility includes additional storage units and matching black Granite worktops with ceramic butler style sink and plumbing for washing machine and tumble dryer, in addition it houses the central heating boiler and hot water cylinder and provides internal access to the garage and side access to the rear garden.

The first floor has a stunning hanging chandelier light above the spacious landing area with gallery window overlooking the rear garden. Four excellent sized double bedrooms occupy the first floor with the largest having dual-aspect windows to the front and side elevations and access into a fully tiled refitted shower room which includes WC, pedestal wash hand basin, walk-in shower cubicle with rainfall shower and a chrome heated towel rail. The three others are good sized doubles, one of which includes the lift access from the ground floor. The upstairs accommodation is completed with a modern fully tiled wet-room which comprises WC, wash hand basin, level threshold walk-in shower area, chrome heated towel rail and airing cupboard.

The large garage has a vaulted ceiling with double doors, providing power and light, excellent for

storage and to house additional kitchen appliances. To the outside the property is perfectly complimented with a beautifully maintained wrap-around rear garden that has patio space across the rear and sides providing excellent seating areas, with a well maintained lawn area and secondary seating terrace, enclosed with a brick wall boundary and mature plants and bushes throughout.

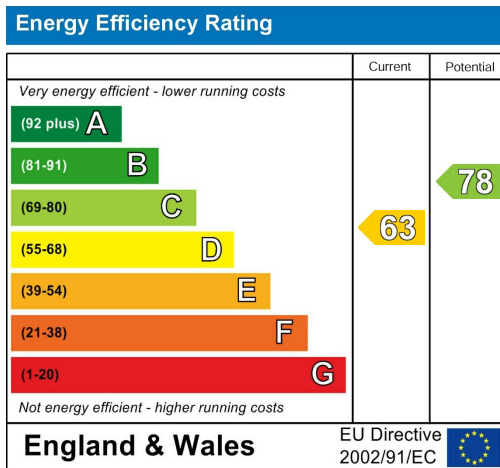
Floorplan







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.

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com
<https://www.hunters.com>

