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53 Station Road, Harborne, Birmingham, B17 9LP

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£595,000

An immaculate and fully refurbished four bedroom terraced property offered by Metro Real Estate Group. The property has undergone refurbishment to the highest standard and is located on the doorstep of Harborne High Street and the highly regarded Harborne Primary School. Being Sold with No Upward Chain.

The property offers spacious accommodation ideal for investment for professional sharers or a family. The property is finished to an extremely high standard which includes a bespoke kitchen complete with granite worktop and integrated 'Siemens' appliances, bespoke fitted wardrobes and 'Karndean' flooring throughout.

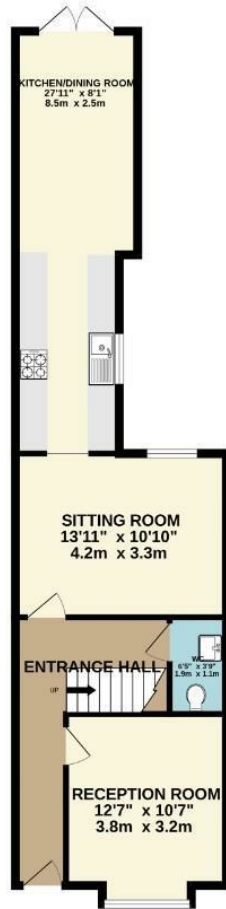
The property briefly comprises entrance hall, front reception room, rear reception room combined with open plan extended kitchen dining room to the rear of the property, with a guest cloakroom completing downstairs. The upstairs accommodation set over two floors provides four bedrooms all with fitted wardrobes, two of which have en-suite shower rooms and a third additional shower room on the second floor.

This area and road in particular is regarded as one of the most sought after locations within Harborne. The widely recognised High Street is readily accessible and known for its fantastic shopping, restaurants and cafés. In addition access to Birmingham city centre is easy and convenient along with, Birmingham University and the Queen Elizabeth Medical Complex.

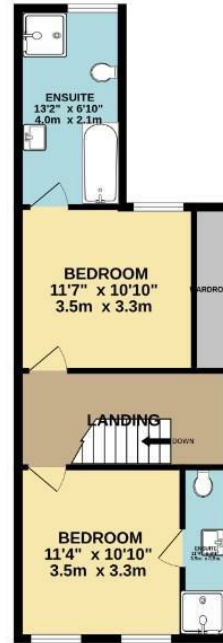
Hunters Harborne Lettings 110 Station Road, Harborne, Birmingham B17 9LS | 0121 647 4233  
harborne@hunters.com | www.hunters.com



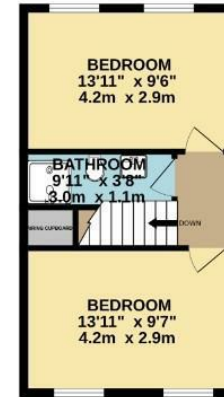
GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

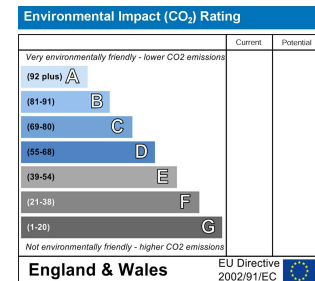
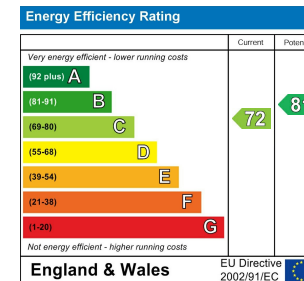


2ND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CS024



### Front and Approach

A blue brick front courtyard leads to the property entrance with a dwarf brick wall boundary.

### Entrance Hall

A composite entrance door leads into the hallway, providing stairs to first floor, original tiled flooring, central heating radiator and access into:

### Cloakroom

Fully tiled comprising low level WC, wall mounted sink unit and chrome heated towel rail.

### Front Reception Room

10'7" x 12'4" into bay  
With a double glazed bay window to front elevation, central heating radiator, TV and telephone points.

### Rear Reception Room

14'0" x 10'9"  
A excellent space that is opened up directly into the kitchen dining room, with a double glazed patio door out to the rear garden and vertical central heating radiator.

### Extended Kitchen Dining Room

27'2" x 8'1"  
A fully fitted kitchen with a double glazed window to the side elevation, comprising an array of wall and base level units, granite worktop with integrated drainage and breakfast bar area, stainless steel sink unit, Integrated 'Siemens' appliances include oven and grill, induction hob and extractor hood above, integrated dishwasher and fridge freezer with freestanding washing machine and dryer. The dining area has part vaulted ceiling with Velux' skylight, and patio doors to the rear garden with central heating radiator.

### Rear Garden

A patio area stretches across the rear and to side of the property with pathway leading to an additional stone patio area at the back of the garden. There is a garden

shed and rear gate access and the garden is completed with a mature lawn and border to side.

### First Floor Landing

Providing stairs to second floor and access into:

### Bedroom One

11'0" x 13'8" max  
With a double glazed window to rear elevation, built-in wardrobes central heating radiator and access into:

### En-Suite

Fully tiled with a double glazed obscure window to the rear elevation, comprising low level WC, wall mounted vanity sink unit, bath with chrome mixer tap and shower attachment with separate walk-in shower cubicle with rain-head, chrome heated towel rail and extractor fan.

### Bedroom Two

11'1" x 10'9"  
With two double glazed window to the front elevation, built-in wardrobes central heating radiator and access into:

### En-Suite

Fully tiled comprising low level WC, wall mounted vanity sink unit, walk-in shower cubicle with electric shower, chrome heated towel rail and extractor fan.

### Bedroom Three

9'6" x 12'0"  
With two double glazed windows to the rear elevation, built-in wardrobes and a central heating radiator.

### Bedroom Four


11'3" x 14'3" max  
With two 'Velux' skylights to the front elevation, built-in wardrobes, storage cupboard housing hot water tank and a central heating radiator.

### Shower Room

Fully tiled comprising low level WC, wall mounted vanity

sink unit, walk-in shower cubicle with rain-head, chrome heated towel rail and extractor fan.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











