



Greenfield Road,
Birmingham,
B17 0EG

£550,000



A simply stunning four bedroom period family home situated on this prestigious road in Harborne Village. Located adjacent to the Harborne High Street the property offers stunning and extended living accommodation with a host of wonderfully retained period features. The property boasts a secluded rear garden and also includes planning permission for a dormer installation to the top floor bedroom. Being sold with No Upward Chain.

This Victorian terraced property provides gas central heating and has double glazing where specified. Set back away from the road with a beautiful decorative front courtyard the internal accommodation comprises welcoming entrance hall, a spacious through front and rear reception area and a fully tanked and converted cellar which can be perfectly used as a study or fourth bedroom. To the rear of the property is a fantastic extended open plan kitchen and dining space with doors directly out to the secluded rear garden. The upstairs accommodation provides three double bedrooms across two floors with a beautifully presented bathroom suite completing the internal accommodation.

The property is situated on this highly regarded and sought-after road in the heart of Harborne Village, just adjacent to the renowned Harborne High Street well known for its vast array of award winning eateries, restaurants and cafes. In addition to the local amenities the High Street offers fantastic transport links to Birmingham City Centre, QE Medical Complex and Birmingham University. Harborne Gym and swimming baths is just a short distance away and this location includes a fantastic school catchment for all ages.



Frontage and Approach

The front of the property has a decorative stone fore-garden with dwarf wall and iron gated boundary, a blue brick pathway leads to the property entrance.

Entrance Hall

A hardwood entrance door leads directly into the welcoming hallway which provides stairs to first floor central heating radiator and access into:

Through Reception Room

A through reception combining both front and rear reception rooms with original oak flooring throughout, providing dual aspect glazed windows to front and rear elevations with fitted shutter blinds, two central heating radiators, feature cast iron fireplace with a timber mantel and open fire and built in shelving.

Extended Open Plan Kitchen Dining Room

A spacious open plan kitchen dining room with dual aspect double glazed patio doors and windows to the side and rear elevations and out to the rear garden, with additional 'Velux' skylight providing plenty of natural light, the dining area has a central heating radiator and ample space for dining table and chairs. The kitchen area comprises wall and base level units with complimentary work surfaces and sunken stainless steel sink and drainer, space for 'Rangemaster' style cooker with extractor unit above, integrated washing machine and dishwasher, space for large American style fridge freezer and a central heating radiator.

Rear Garden

A blue brick and further decorative patio reaches around the side and rear of the property and leads directly on to the lawn area, with a variety of mature plants bushes and small trees with a rear gate access and fenced boundary.

Study/Bedroom Four

A completely tanked and insulated cellar which can be used as a study or potentially a fourth bedroom, with a double glazed window to the front elevation, central heating radiator and extractor fan.

First Floor Landing

A split level landing providing storage and access into:

Bedroom One

With a glazed window to front elevation and central heating radiator.

Bedroom Two

With a glazed window to rear elevation and central heating radiator.

Bathroom

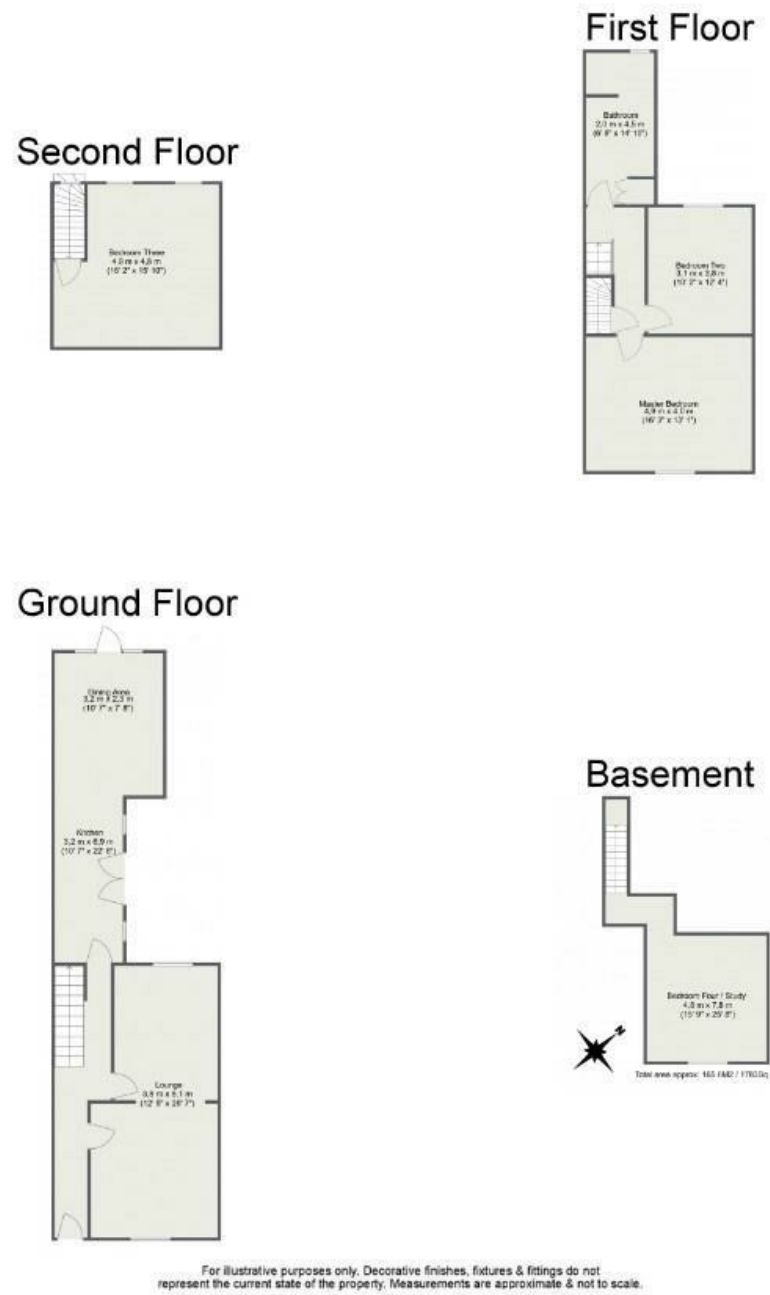
Partly tiled with a double glazed obscure window to rear elevation, comprising low level WC with push button flush, his and hers sink units, bath with chrome mixer taps and separate walk-in shower cubicle, heated towel rail, shaver point and extractor fan. A storage cupboard also houses the central heating boiler.

Bedroom Three

With 'Velux' skylights to the rear elevation and central heating radiator.



Greenfield Road



Tenure: Freehold
Council Tax Band: D

- Stunning TFour Bedroom Period Family Home
- Superbly Located just off Harborne Village
- Three Spacious Double Bedrooms and a Converted Cellar
- Extended Open Plan Kitchen Dining Room
- Secluded Well Maintained Rear Garden
- Convenient Access to Queen Elizabeth Complex and Birmingham University
- No Upward Chain
- EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	55	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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.