



Metchley Lane, Harborne, Birmingham, B17 0NH

- Unique and Superbly Presented Two Bedroom Period Property
- Off Street Parking for Two Cars
- Freehold
- Excellent Links to Birmingham University and Birmingham City Centre
- On the Doorstep of QE Medical Complex
- Undergone Immaculate Refurbishment Throughout
- Low Maintenance Rear Courtyard
- EPC Rating - D

£375,000



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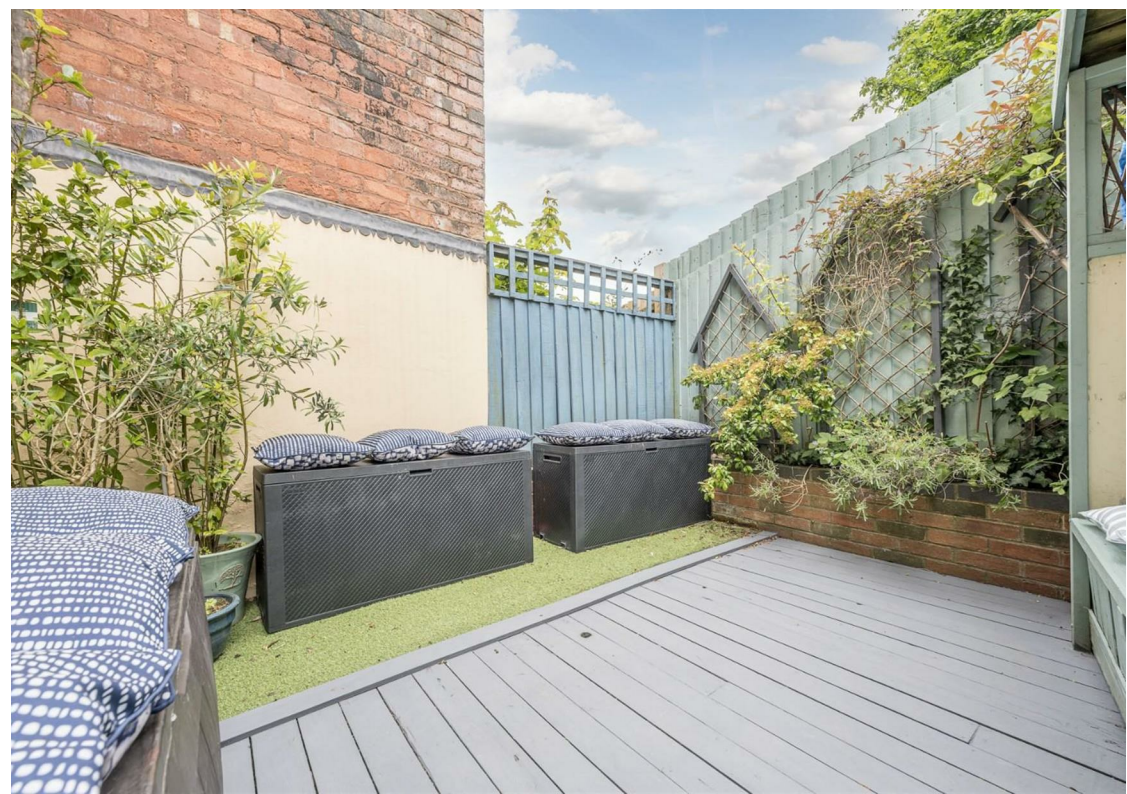
DESCRIPTION

An uniquely designed and immaculately presented two bedroom period property situated in this excellent location on the doorstep of Queen Elizabeth Medical Complex. The property provides well appointed accommodation throughout which has been refurbished to an excellent standard, additionally benefiting from off road parking for two cars.

The property is fully double glazed and provides gas central heating. As you approach a stone driveway provides ample parking for two cars with a pathway leading to the property entrance, complimented by a well maintained front garden. As you enter through the hardwood oak entrance door you enter the light and airy front reception room, providing a large window to the front elevation and feature fireplace with open fire. An inner hallway has Italian porcelain tiling throughout and leads into the kitchen, with stairs to the upper accommodation and a cleverly designed guest cloakroom which includes space and plumbing for a washing machine under the stairs, making use of all the space within the property. The breakfast kitchen to the rear comprises oak wall and base level units with complimentary work surfaces, ceramic butler sink and tiled splash-back, with an integrated oven, hob and extractor fan, integrated 'Neff' fridge freezer and dishwasher, with a breakfast bar area and access out to the rear. To the first floor is a large double bedroom with two windows to the front elevation providing plenty of natural light, with a luxurious bathroom suite to the rear with the matching Italian porcelain tiling to the downstairs, the bathroom comprises WC, wall mounted sink unit, freestanding bath with a separate walk-in shower cubicle, and storage that houses the central heating boiler. An additional staircase leads up to the second generously sized double bedroom with 'Velux' skylight.

To the rear of the property is a low maintenance and beautifully secluded rear courtyard offering some private outside space and seating.

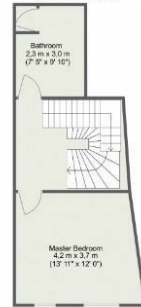




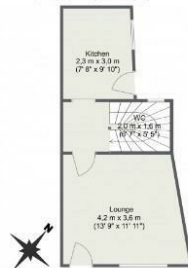
**Metchley Lane
Second Floor**



First Floor



Ground Floor



Total area shown: 87.91sqm / 947.5sqft
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

Viewings

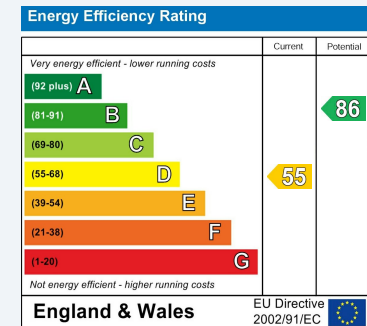
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE
CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.