



Harborne Park Road

Harborne, Birmingham, B17 0BX

£875,000



- Executive Four Bedroom Detached Residence
- Large Open Plan Living Quarters Downstairs
- Driveway and Electric Roller Shutter Garage
- No Upward Chain

- Prestigious Location in Harborne
- 'Siemens' Integrated Kitchen Appliances Included
- Excellent Access to Harborne High Street and QE Medical Complex
- EPC Rating - C

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A recently refurbished executive detached residence situated in this highly prestigious location in central Harborne. The four bedroom detached property has been renovated to a luxurious standard and provides a driveway and garage and being sold with No Upward Chain.

The property is double glazed throughout and provides gas central heating. The property also provides scope for further extension into the roof space subject to the relevant planning permissions. The internal accommodation comprises entrance hallway, a front reception room with a large open plan living/kitchen area to the rear of the property complete with a bespoke kitchen with granite worktops, breakfast bar and integrated 'Siemens' appliances. Upstairs includes four bedrooms with three en-suites and an additional Jack & Jill family bathroom.

To the outside is a beautifully landscaped rear garden with large patio area and views over Harborne Cricket Club.

This property is ideally positioned with access to the shops and restaurants in Harborne and also has great access for University of Birmingham and Queen Elizabeth Medical Complex, with convenient public transport links into Birmingham City Centre.

FRONTAGE

A tarmac driveway provides ample off street parking for at least 2 vehicles and leads directly to the property entrance, with integral garage that includes an automated roller shutter.

ENTRANCE HALL

The entrance hall comprises oak staircase to first floor, under stairs storage cupboard, panel radiator and alarm panel with access to:

CLOAKROOM

Cloakroom comprising 'Duravit' sanitaryware including low level WC, wall mounted wash hand basin, chrome heated towel rail and 'XpelAir' extractor fan.

FRONT RECEPTION ROOM

Comprising double glazed bay window to front aspect with panel radiator under and TV points

OPEN PLAN LIVING KITCHEN AREA

A spectacular open plan kitchen living dining space perfect for families and entertaining guests with double glazed sliding doors leading out to the rear garden.

KITCHEN AREA

This high specification fully fitted kitchen is complete with painted wall and base units, granite work surfaces with breakfast bar area and stainless steel under counter sink, full range of Siemens integrated kitchen appliances include electric oven and separate microwave grill, induction hob and extractor fan above, dishwasher and fridge freezer.

UTILITY ROOM

Comprising wall and base units, granite work surfaces, stainless steel sink, siemens washing machine, double glazed patio door leading out to the rear garden.

LANDING

BEDROOM

With a double glazed window to front aspect comprising of fitted wardrobes with automatic LED lighting, panel radiator, TV point and access to:

EN-SUITE

Fully tiled shower room comprising 'Duravit' low level WC, vanity wall mounted sink unit, walk-in shower cubicle with rain head shower, chrome heated towel rail and 'XpelAir' extractor fan.

BEDROOM .

With a double glazed window to the rear aspect with panel radiator under, fitted wardrobes with automatic LED lighting, TV point and access to:

EN-SUITE.

Fully tiled shower room comprising 'Duravit' low level WC, vanity wall mounted sink unit, walk-in shower cubicle with rain head shower, chrome heated towel rail and 'XpelAir' extractor fan.

BEDROOM ..

With a double glazed window to front aspect, fitted wardrobes with LED automatic lighting, panel radiator, TV point and access to:

EN-SUITE..

Fully tiled shower room comprising 'Duravit' low level WC, vanity wall mounted sink unit, walk-in shower cubicle with rain head shower, chrome heated towel rail and 'XpelAir' extractor fan.

MASTER BEDROOM

With a double glazed window to rear aspect, fitted wardrobes with LED automatic lighting, panel radiator, TV point and access to:

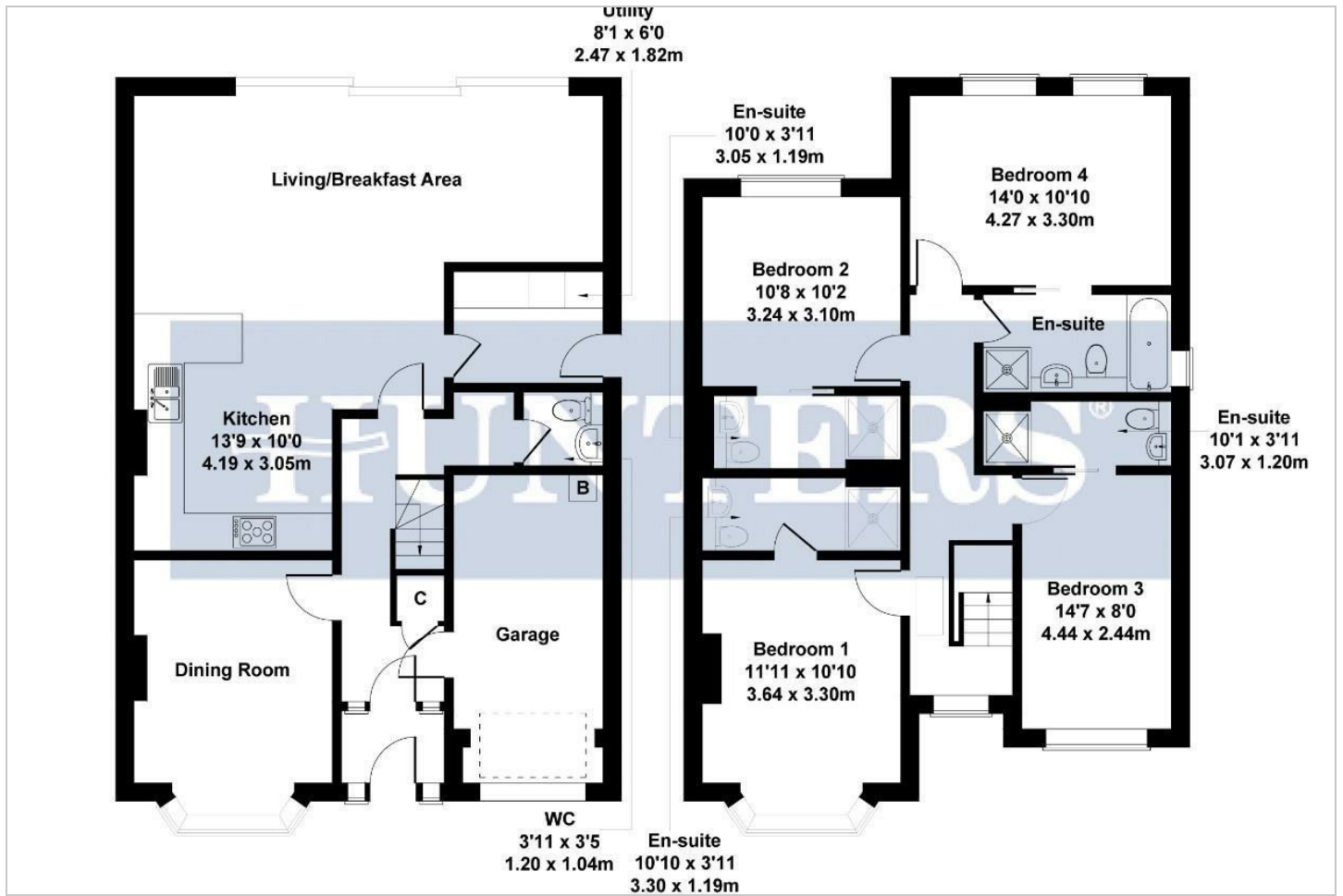
JACK AND JILL BATHROOM

A fully tiled bathroom suite with obscure double glazed window to side comprising 'Duravit' sanitaryware including low level WC, vanity wall mounted sink unit with large bath with chrome mixer taps and shower attachment, separate walk-in shower cubicle with rain head shower, chrome heated towel rail and 'XpelAir' extractor fan.

REAR GARDEN

A large patio area leading to lawn area. with external power, outside tap and fence surround with a gated access.

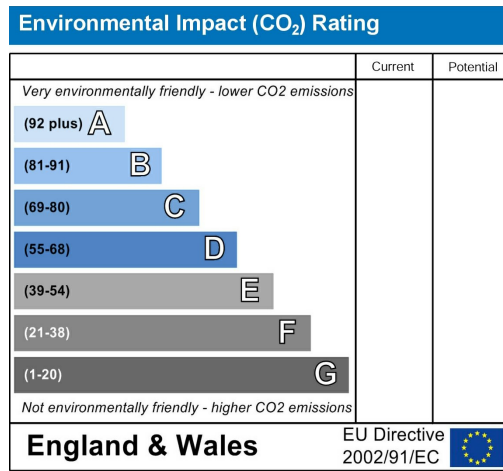
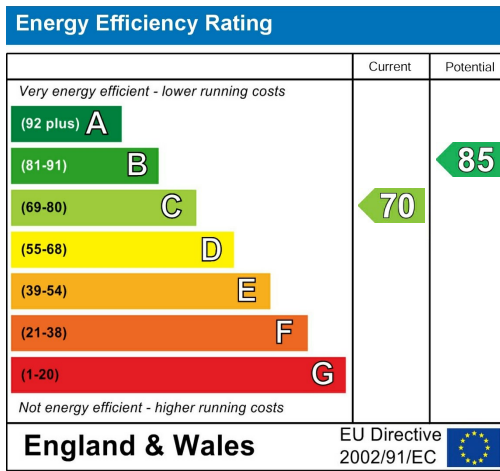
Floorplan







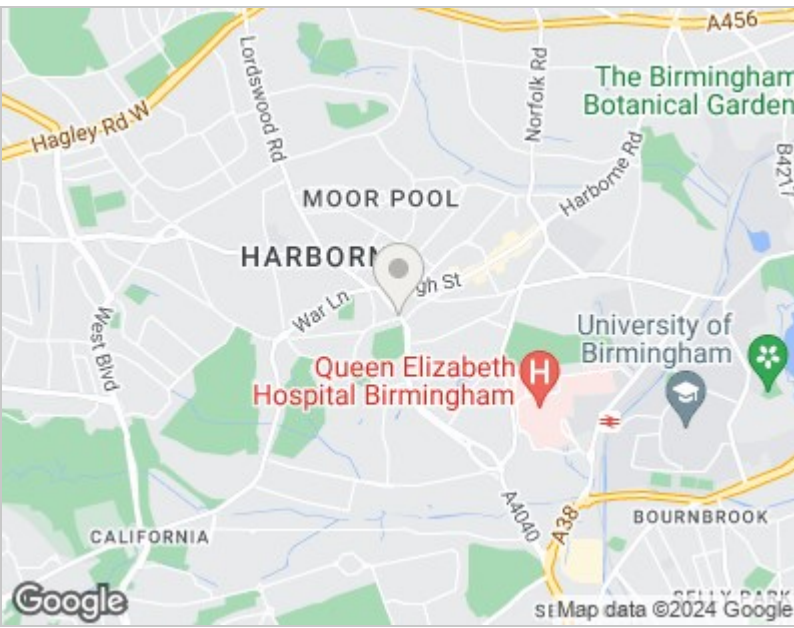
Energy Efficiency Graph



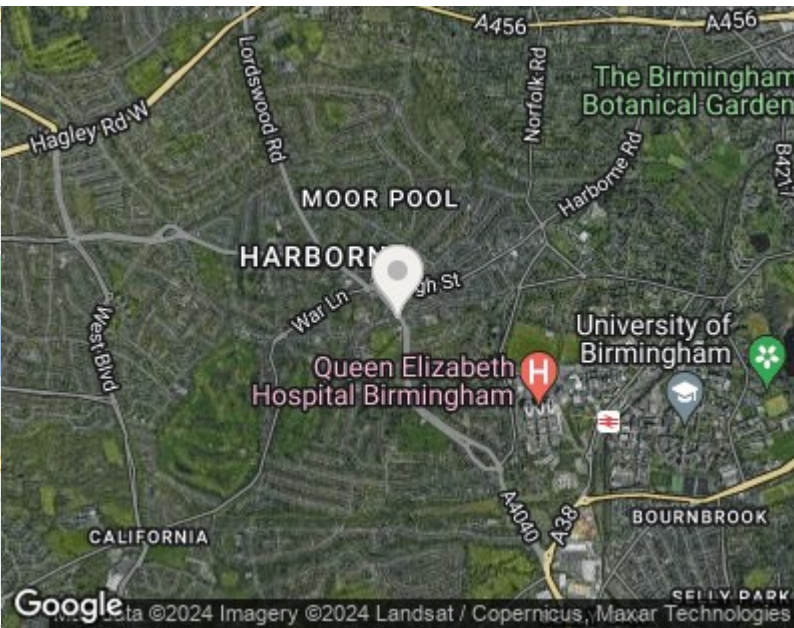
Viewing

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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