

HUNTERS[®]

HERE TO GET *you* THERE



Grosvenor Road

Harborne, Birmingham, B17 9AL

Offers In The Region Of £529,000



- Immaculate and Deceptively Spacious Victorian Residence
- Three Double Bedrooms
- Beautifully Secluded Rear Nature Garden
- Potential for Loft Conversion Subject to Relevant Planning Permissions
- Popular Harborne Location in Close Proximity to the High Street
- Extended Open-Plan Kitchen Living to the Rear
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

Tel: 0121 647 4233

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An immaculately presented and deceptively spacious Victorian residence that has been sympathetically upgraded and extended to provide a wonderful contemporary family home whilst retaining a wealth of reclaimed and original period features. With convenient access to Harborne High Street and the Harborne Primary Annexe within very close proximity.

This beautiful three bedroom townhouse offers just under 1300 square feet of spacious accommodation, benefiting from a recently installed gas central heating boiler and heating system, along with recently fitted double glazing and on-street parking to the front of the property.

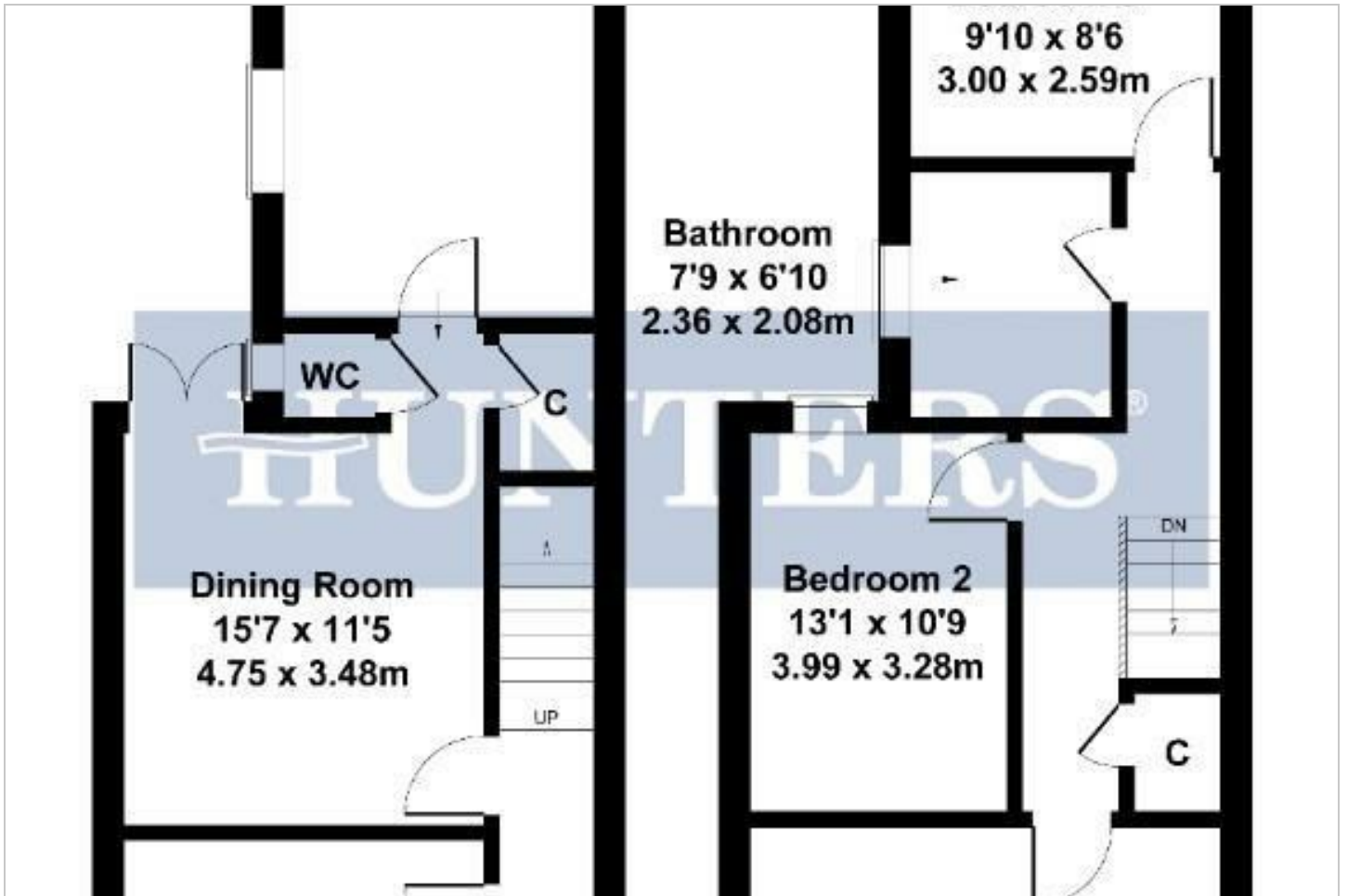
Set back beyond a decorative walled front fore-garden, as you enter the property you are greeted by a charming tiled entrance hallway, leading into two beautiful front and rear traditional reception rooms, including a front facing living room with beautiful bay window with fitted shutter blinds and a rear dining room which provides access to a guest WC and under stairs storage. Both reception rooms include wonderful traditional high ceilings and original feature fireplaces. Towards the rear of the property is an open-plan kitchen living area, offering entertaining space for family and guests alike and French doors that lead directly out to the enclosed private rear garden. The kitchen comprises base level units with contrasting oak worktops and a ceramic butler style sink, with space for all relevant kitchen appliances.

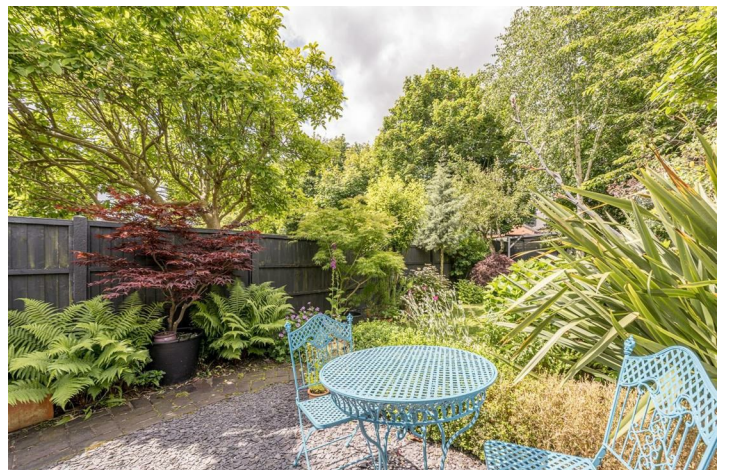
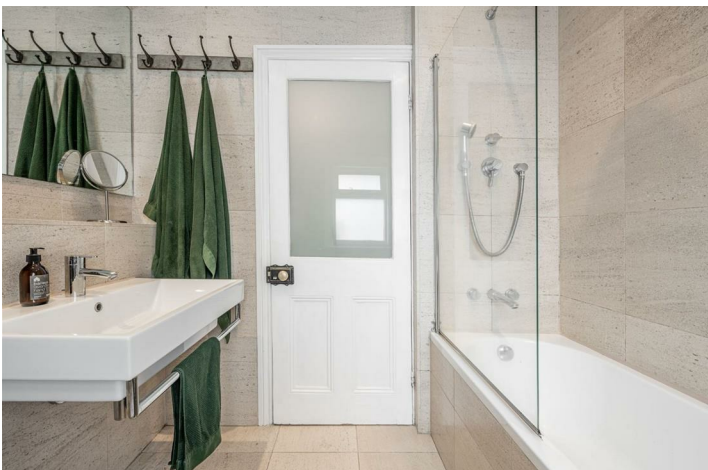
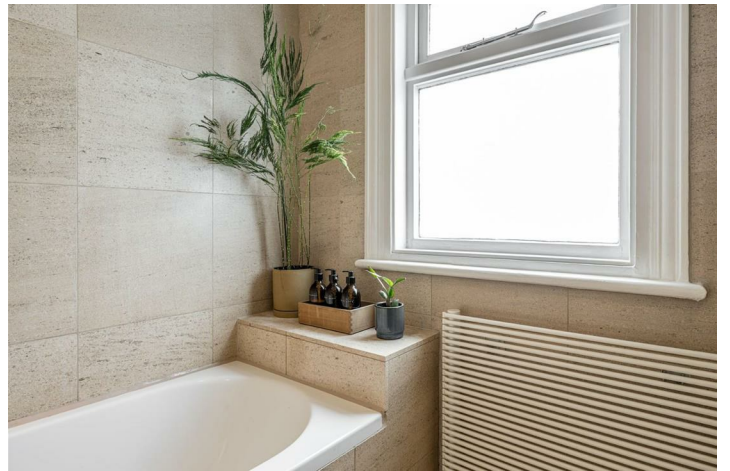
The first floor provides three generously sized double bedrooms, complemented perfectly by a renovated luxury fully tiled bathroom with under floor heating which includes WC, large wall mounted sink unit, bath with a separate rain-fall shower above.

Externally the property offers the luxury of a well proportioned rear garden that is beautifully secluded with an array of trees and bushes and flowerbed borders, with a block paved pathway leading to lawn areas, a garden pond and storage shed.

The property is situated in this extremely desirable location which is in close proximity to the array of amenities that Harborne High Street has to offer including its boutique shops and high end supermarkets, with award winning eateries and local gastro-pubs providing a vibrant and upmarket social element. Harborne leisure centre is situated at the top of the High Street and both Birmingham University and Queen Elizabeth Medical Complex are just over a mile away. The area further benefits from its close proximity to the delightful Queens Park and provides extremely good transport links to Birmingham City Centre. The catchment area for excellent local schools includes the Harborne Primary Annex located in very close proximity.

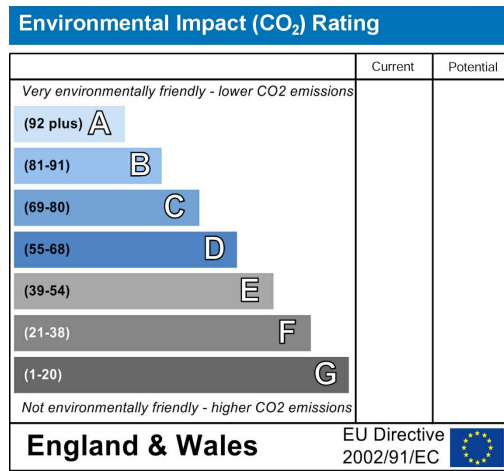
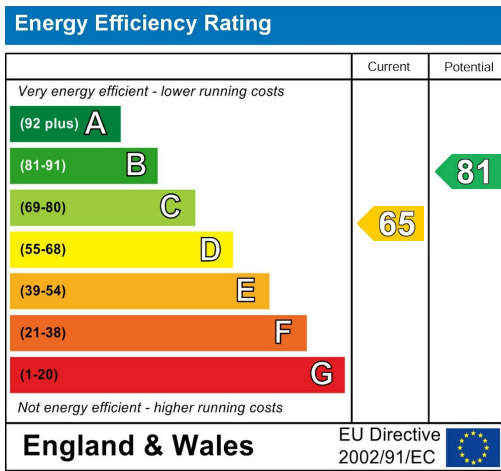
Floorplan







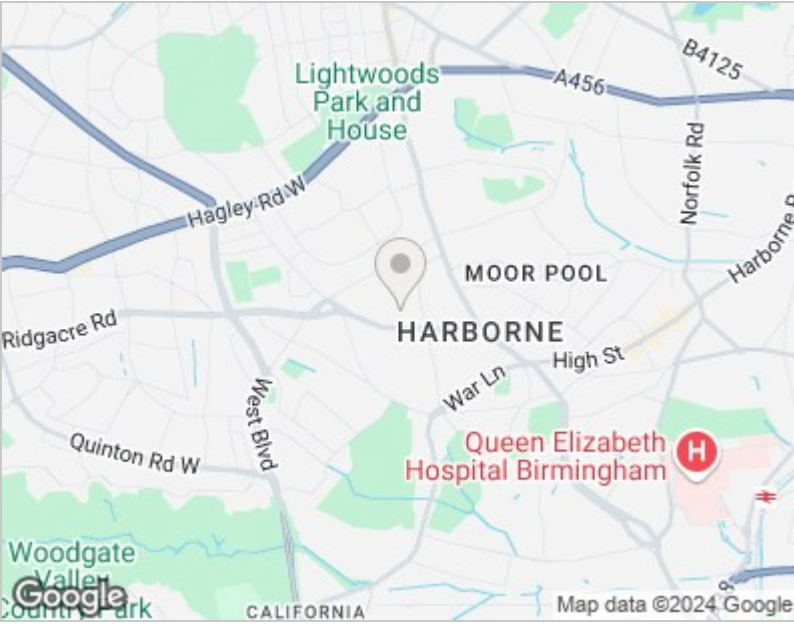
Energy Efficiency Graph



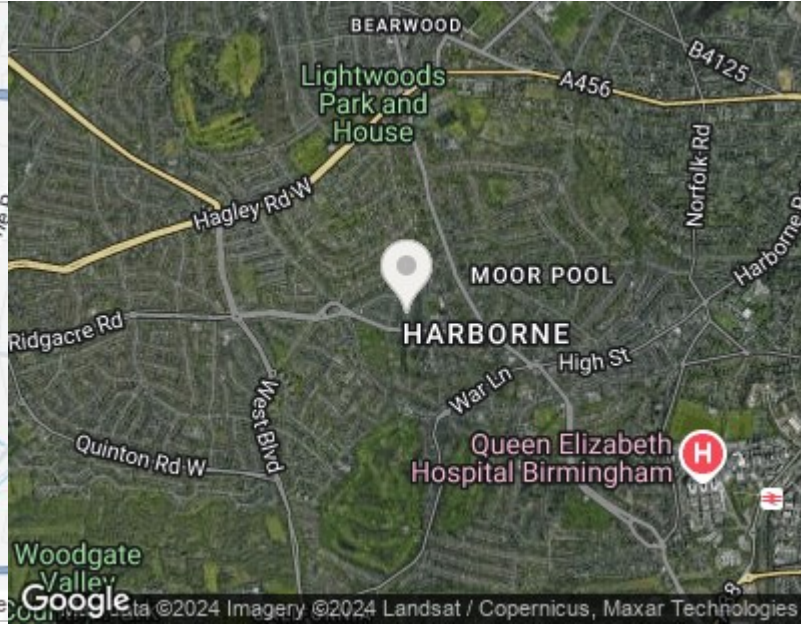
Viewing

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.

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