



Park Hill Road

Harborne, Birmingham, B17 9SJ

£599,950



- Renovated Three Bedroom Semi-Detached Property
- Spacious Open Plan Living Quarters Across the Ground Floor
- Landscaped South East Facing Rear Garden
- No Upward Chain
- Highly Desirable Location within Central Harborne
- Off Street Parking for at Least Two Cars
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - C

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An immaculately refurbished semi-detached property situated in this highly sought-after location within Central Harborne. This three bedroom residence has been tastefully renovated to include spacious open plan living quarters at the rear of the property with a separate lounge to the front, additionally benefiting from a secluded rear garden, off-street parking for two to three cars and with under-floor heating throughout the ground and first floor. Being Sold with No Upward Chain.

Set back away from the street via the front driveway which leads to the property entrance. It is fully double glazed with a new central heating boiler and full under-floor heating throughout both the ground and first floor. The front composite door leads into the entrance reception area that runs through straight into the open-plan living, including a staircase to first floor and ceramic tiled flooring through the ground floor, with access into a guest WC and a separate front reception room with bay window.

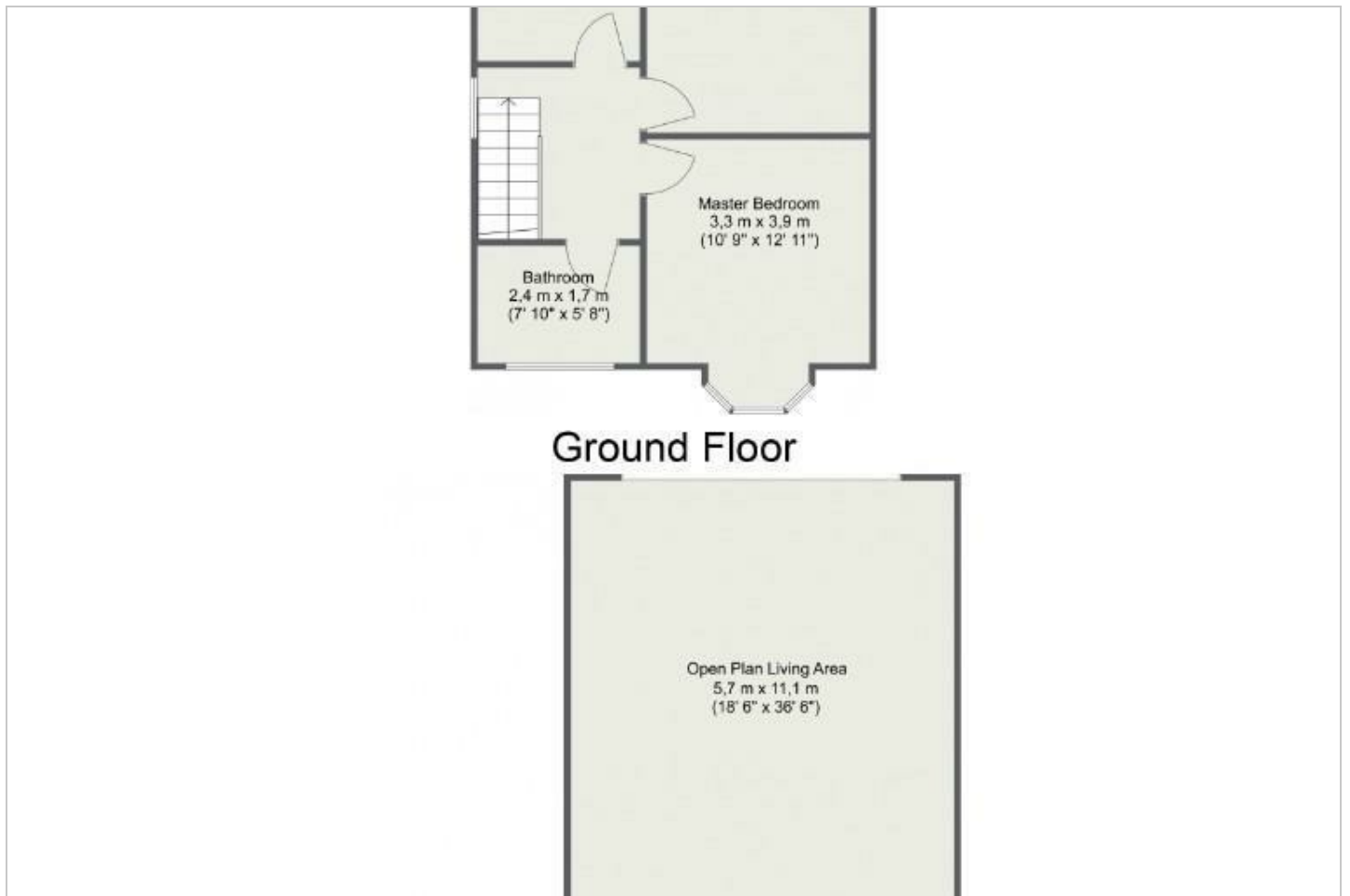
The eye-catching open-plan living quarters offers ample space for both dining and living space, with a roof lantern providing excellent natural light and bi-folding doors spanning the width of the property leading out to rear garden. The kitchen comprises of mainly base units with matching island and breakfast bar, with complimentary oak worktops and up-stand. The kitchen includes integrated oven with electric hob and extractor fan and integrated dishwasher, and space for fridge-freezer and washing machine, it also houses the newly installed central heating boiler.

The upstairs accommodation includes three generously sized bedrooms, including two large doubles and a slightly smaller third bedroom, complimented perfectly by a luxury partly tiled bathroom suite comprising WC, pedestal wash hand basin and bath with separate shower above.

To the rear is a wonderfully secluded south-east facing rear garden, with patio area across the width of the garden. Steps lead down to a large lawn space, with a fenced boundary and double door rear gated access providing secure rear parking for both cars or a caravan or larger vehicle, with the possibility of building a garage subject to the relevant planning permissions.

The property is situated on the prestigious and highly regarded Park Hill Road which is superbly located in the heart of Harborne Village within immediate proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are under a mile away.

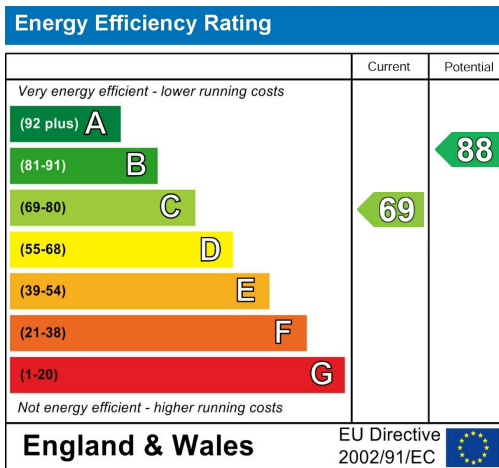
Floorplan







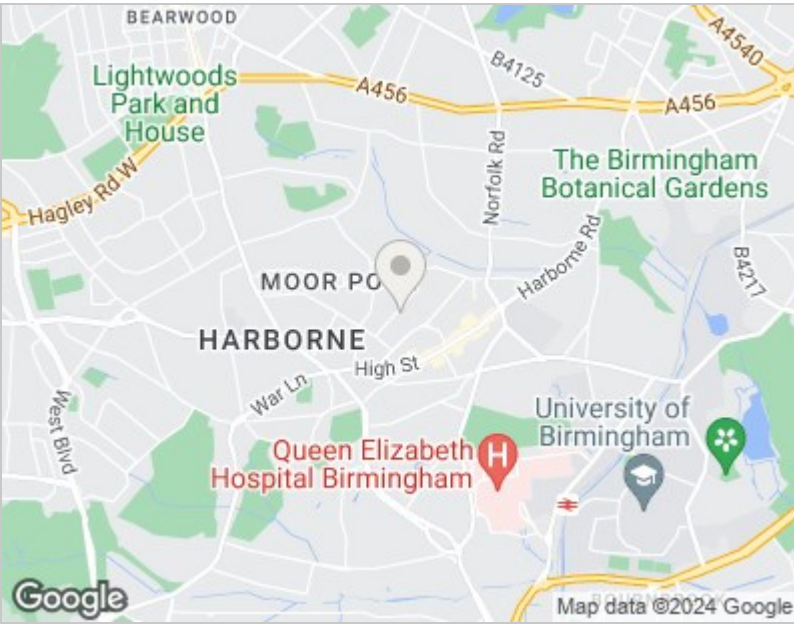
Energy Efficiency Graph



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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