



Park Hill Road, Harborne, Birmingham, B17 9SL

- Spacious Detached Property in Prestigious Location Close to Harborne Primary
- Central Harborne Location
- Excellent Links to QE Medical Complex and Birmingham University
- Available Immediately
- Three Double Bedrooms
- Off-Street Parking
- Unfurnished
- EPC Rating - C

£1,700 Per Month



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DESCRIPTION

A spacious and well presented detached home situated in this prestigious location within Central Harborne in close proximity of Harborne Primary School. The property provides three double bedrooms with a driveway and rear garden. Available Immediately on an Unfurnished Basis.

The property includes double glazing throughout with gas central heating. The internal accommodation comprises entrance with guest WC, spacious lounge dining room which leads through to a separate conservatory. An inner hallway provides stairs to the first floor and leads into a modern kitchen including freestanding kitchen appliances, there is a separate utility room that leads through to an additional reception room which completes the downstairs.

Upstairs provides three generously sized double bedrooms, with the second and third bedrooms both including built-in wardrobes, and they are perfectly complimented by a partly tiled bathroom. Outside is a low maintenance rear garden, with patio and lawn areas and a fenced boundary.

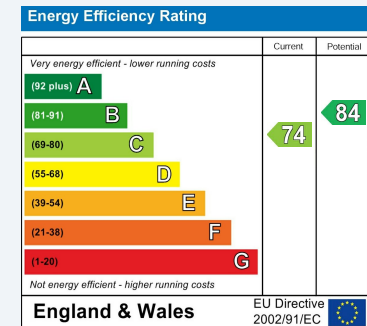
The property is situated on the prestigious and highly regarded Park Hill Road which is superbly located in the heart of Harborne Village within immediate proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short distance to the boutique shops 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.





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.

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.



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