



**Bull Street, Birmingham**

, B17 0HH

**£575,000**



# Bull Street, Birmingham

## DESCRIPTION

An immaculate and superbly presented 3/4 bedroom period family home situated in this highly desirable location on the doorstep of Harborne High Street. This deceptively spacious Victorian property has undergone a full renovation to provide a fantastic combination of luxury contemporary living whilst retaining the properties original heritage and charm.

Set back away from the road via a beautiful decorative fore-garden, the property is completely double glazed with gas central heating. The internal accommodation comprises a classic front reception room with inner hallway leading to a fantastic open plan kitchen/dining/living space to the rear of the property complete with central island and with bi-folding doors leading directly out to the landscaped rear garden, a fantastic space for entertaining family and guests alike. The ground floor is completed with a cloakroom and stairs down to a full converted and insulated cellar which is currently used as a snug but has the potential to be used as a fourth guest bedroom.

The upstairs accommodation is set over the first and second floors, providing three good sized double bedrooms, including master with en-suite WC, and an en-suite shower room to the bedroom on the second floor. The property is completed with a luxury family bathroom suite.

The property is situated on this highly regarded road just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably Harborne Primary, Chad Vale and the Blue Coat school all in close proximity.



# ROOMS

**Frontage and Approach**  
Set back above street level with a decorative slate fore-garden with a dwarf wall boundary, with a pathway and steps leading to the entrance door.

**Front Reception Room**  
14'3" max x 12'3"



The hardwood entrance doors leads directly into the welcoming front reception room which provides double glazed sash window to front elevation, central heating radiator, open fireplace with log burner inset and timber mantel and provides access into inner hallway.

**Inner Hallway**  
Providing stairs to first floor accommodation and access to:

**Extended Open Plan Kitchen Living Room**  
27'5" max x 13'11" max



A wonderfully designed spacious open plan space suitable for entertaining family and friends alike by

providing ample space for both dining and living alongside the fully integrated kitchen. It provides double glazed roof-light to side elevation with bi-folding doors leading directly out to the rear garden. It also provides wall mounted TV aerial point, three vertical central heating radiators throughout the space. The kitchen area provides a island complete with breakfast bar, wall and base level units with complimentary worktops with matching up-stand, sunken asterite sink and drainer. There is a full range of integrated appliances to include double oven, dishwasher, wine-cooler, fridge-freezer and a washer/dryer.

**Cloakroom**



Partly tiled comprising low level WC with sink unit.

**Converted Cellar/Study/Fourth Bedroom**  
11'3" x 10'8"



A completely tanked and insulated cellar with a double glazed window to the front elevation, it is currently being used as a snug but provides excellent additional space to fit any family's requirements which includes a study or an additional fourth bedroom.

**First Floor Landing**



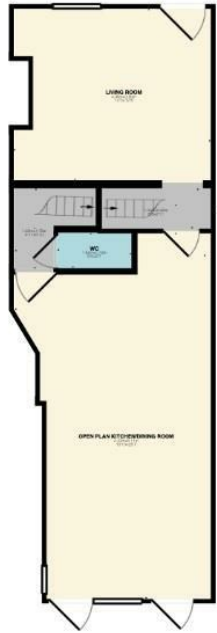
Provides additional staircase to third bedroom, central heating radiator and doors leading to:

**Bedroom One**  
12'4" x 16'0" max



With two double glazed sash windows to the front elevation, vertical central heating radiator, and access to:





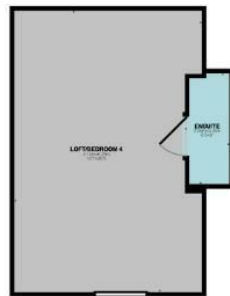
ENTRANCE FLOOR  
APPROX FLOOR AREA 49.4m<sup>2</sup>



FIRST FLOOR  
APPROX FLOOR AREA 47.5m<sup>2</sup>

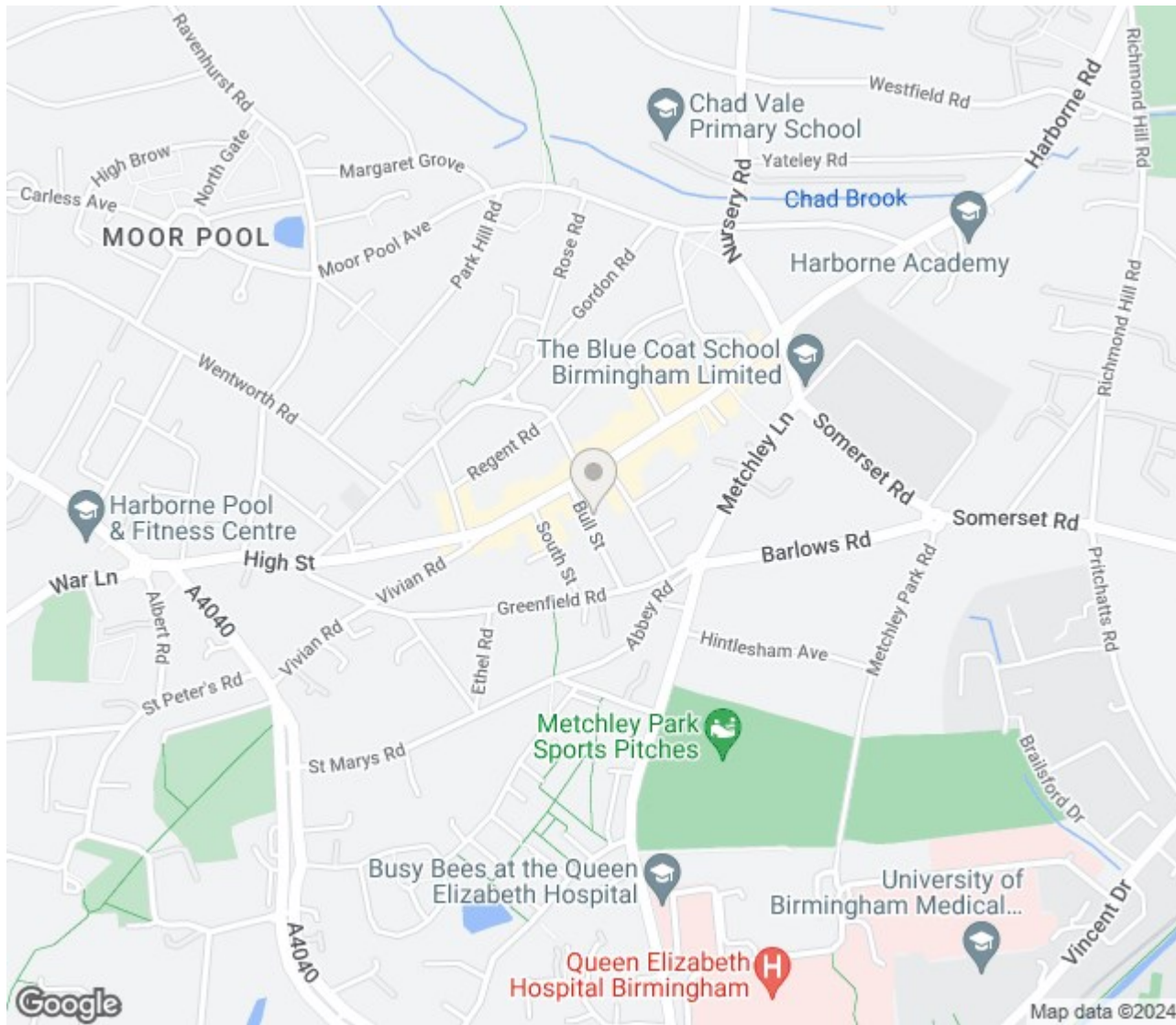


CELLAR/BEDROOM  
APPROX FLOOR AREA 13.3m<sup>2</sup>



SECOND FLOOR  
APPROX FLOOR AREA 26.8m<sup>2</sup>





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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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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.