



Park Hill Road, Birmingham, B17 9SJ

£435,000



A traditional three bedroom semi-detached property situated in this prestigious central Harborne location in close proximity of Harborne Primary School and the High Street. This historically extended family home is in need of a full refurbishment and modernisation throughout but includes a wonderfully secluded rear garden and driveway to the front, with excellent potential for further extension and development subject to the relevant planning permissions. Being sold with No Upward Chain.

Set back away from the road with a block paved driveway providing off-street parking for two vehicles that leads directly to the property entrance. The property comprises entrance porch and hallway with cloakroom under the stairs providing WC and wash hand basin. There are two traditional reception rooms to the front and rear, the larger of the two being at the rear and providing sliding patio doors out to the rear garden. The kitchen comprises wall and base level units with work surfaces and splash-back tiling with space for all kitchen appliances, whilst also housing the central heating condensing boiler. Off the kitchen is a lean-to providing storage space and access through from the front to the rear of the property.

Upstairs includes a spacious landing area leading to three well proportioned bedrooms, complimented by partly tiled bathroom comprising WC, pedestal sink unit and bath with shower attachment and built-in storage.

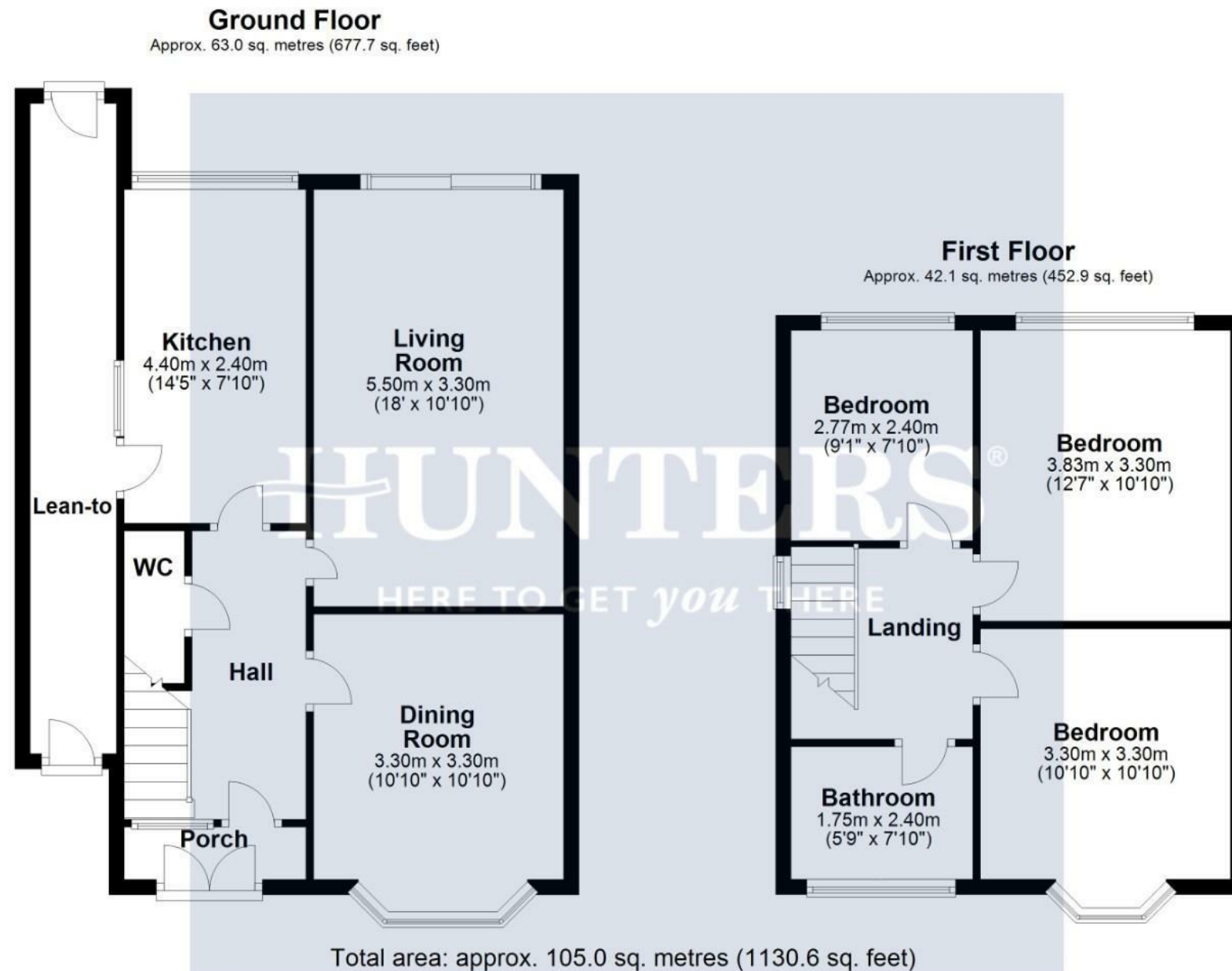
The rear garden provides patio area with steps leading down to a lawn area with a variety of mature shrubbery, bushes and trees. To the rear is a garage that need some remedial attention but potentially provides additional securely gated parking to the rear of the property.



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.

Tenure: Freehold
Council Tax Band: D

- Traditional Three Bedroom Semi-Detached Home
- Prestigious Address in Central Harborne
- In Need of Modernisation Throughout
- Off-Street Parking
- Potential for Further Extension and Development Subject to Planning Permission
- Excellent Access to QE Medical Complex and Birmingham University
- No Upward Chain
- EPC Rating - D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

43 Park Hill Road, Harborne

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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