



Mill Farm Road, Harborne, Birmingham, B17 0QX

- Mid-Terraced Property in Fantastic Location Overlooking Grove Park
- Local Park and Amenities on the Doorstep
- Extended Kitchen and Conservatory at Rear of Property
- No Upward Chain
- Three Good Sized Bedrooms
- Large Driveway with Space for Multiple Cars
- In Excellent Proximity to QE Medical Complex and Harborne Village High Street
- EPC Rating - D

Offers In The Region Of £299,950



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A well appointed and deceptively spacious end terraced home situated in this popular location with views overlooking Grove Park. The property is perfectly situated in close proximity to Queen Elizabeth Medical Complex and provides a large driveway for multiple cars with additional secured parking at the rear. An ideal purchase for a first time buyer or possible investment. Being Sold with No Upward Chain.



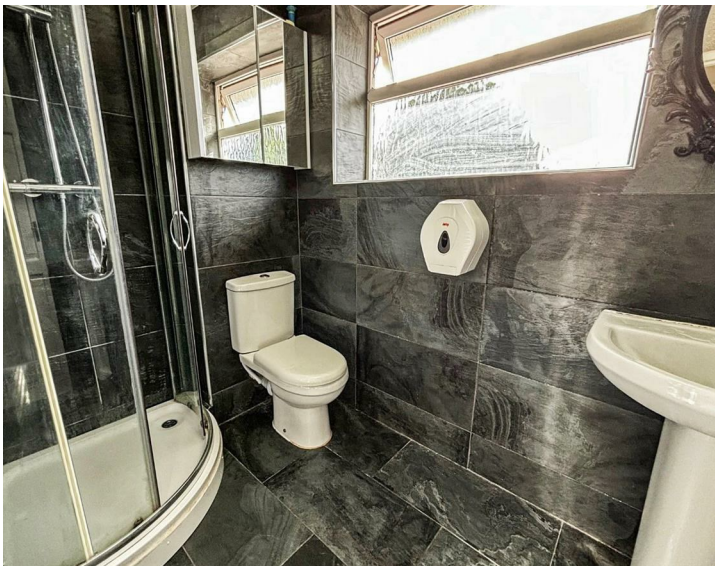
The property provides gas central heating and is fully double glazed internally. As you approach the property you enter the entrance hallway via the porch. It leads into a spacious open plan reception room which wraps around to the rear offering space for both living and dining room furniture and provides access into the kitchen. The refitted kitchen is also extended at the rear, comprising wall and base level units with complimentary work surfaces and tiled splash-back, with centrally fitted island and breakfast bar, integrated oven with five ring gas hob and space for all other kitchen appliances and houses the central heating boiler. Off the kitchen is a conservatory that leads out to the rear garden.

The upstairs accommodation provides three generously sized bedrooms, including fitted wardrobes in the master and a built-in wardrobe in the second bedroom. The bedroom accommodation is perfectly complimented by a fully tiled shower room comprising WC, wash hand basin and shower cubicle with rainfall shower and chrome heated towel rail.

Outside at the rear is a low maintenance garden which includes a secure gated for further off-street parking, with a patio area across the rear and to the side access, lawn and a garden shed.



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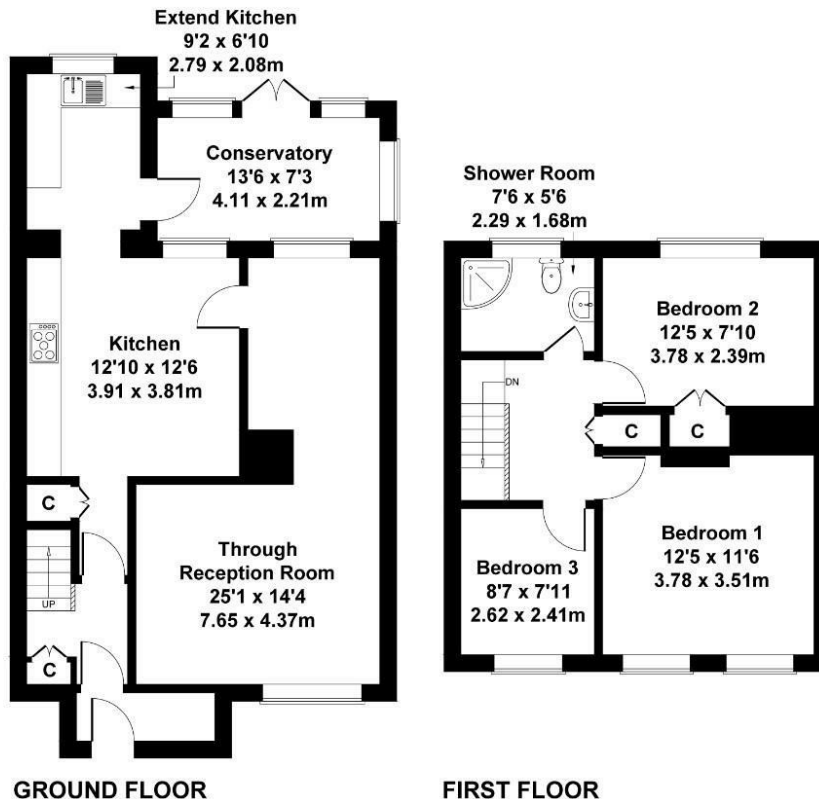
Situated in this sought after Harborne location, within close proximity of a variety of local amenities including shops, cafés and transport facilities, and with Grove Park also offering a fantastic green landscape on the doorstep. Key points of

interest which are easily accessible include most notably the Queen Elizabeth Medical Complex along with The University of Birmingham and Birmingham City Centre. A range of desirable local schools in the Harborne area are nearby such as The

Blue Coat School, St Peters Junior and Infants, King Edwards VI Five Ways and Edgbaston High School for Girls.

63 Mill Farm Road

Approximate Gross Internal Area 113 sq m - 1220 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewings

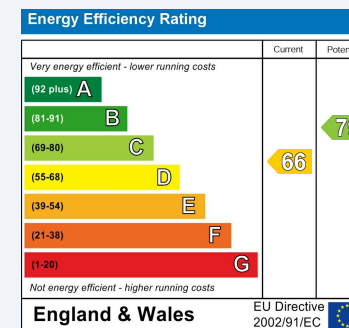
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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