



St. Johns Road

Harborne, Birmingham, B17 9LD

Offers In The Region Of £585,000



- Beautifully Presented Victorian Townhouse in Central Harborne Location
- Within Immediate Proximity of Harborne High Street
- Large Rear Garden
- EPC Rating - D
- Five Generously Sized Bedrooms
- Wonderfully Restored Period Features Throughout
- Excellent Access to QE Medical Complex, Birmingham University and City Centre

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A wonderfully presented and deceptively spacious Victorian terraced property situated in this Central Harborne location in immediate proximity to Harborne High Street. This five-bedroom period home provides just shy of 2000sqft of beautifully maintained internal accommodation over three floors, additionally boasting a large south-facing rear garden.

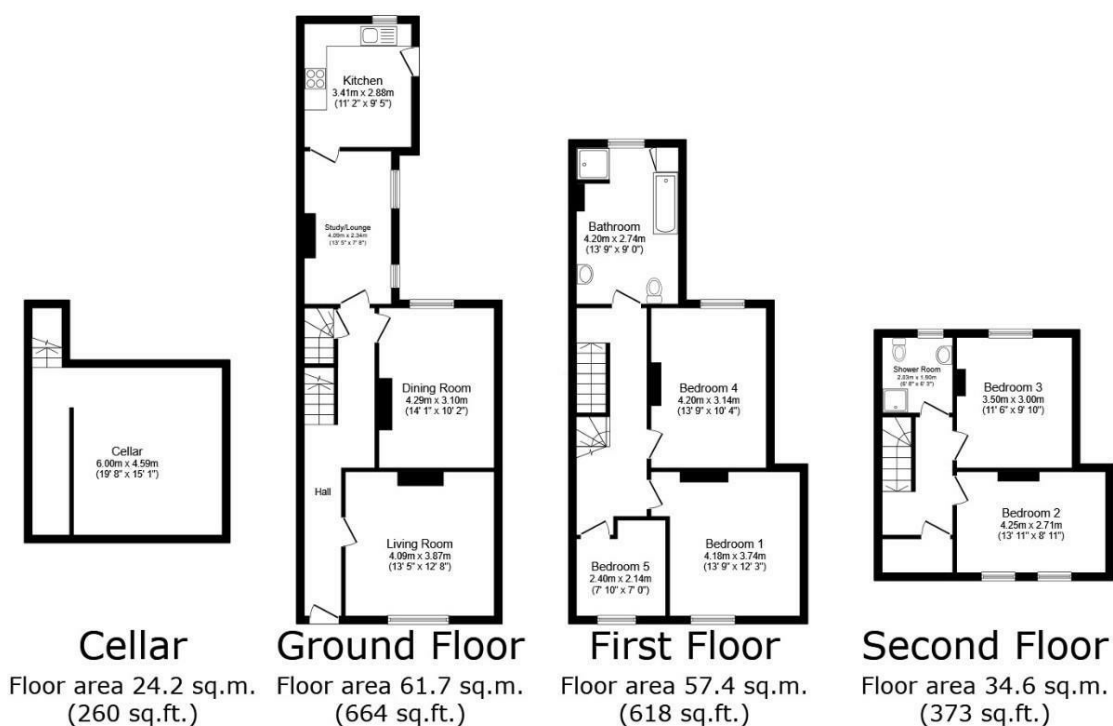
The property is primarily double glazed with minimal single glazed units and provides gas central heating. Set back raised from the street level with a blue brick pathway and decorative front fore garden, as you enter into the main entrance hall there is a large staircase to the first floor and access to all reception rooms and a large cellar below, ideal for storage. The traditional front and rear reception rooms are extremely spacious and retain plenty of character including feature cast iron fireplaces in both rooms, a third reception room can be used as a useful study or breakfast room and that leads through to the kitchen at the rear of the property which comprises wall and base level units with complimentary work surfaces, tiled splash-back, and space for all the necessary additional kitchen appliances.

Upstairs set over two floors is all the bedroom accommodation, with a large landing area occupying the first floor with two double bedrooms both again including lovely cast iron fireplaces, with an additional single bedroom at this level which is completed with a large family bathroom suite, including WC, wash hand basin and Jacuzzi bath with separate shower cubicle. The second floor has two further good sized bedrooms with a partly tiled shower room at this level. In addition the loft space has been cleverly designed to still provide a fantastic amount of storage space in the eaves separate to all bedroom accommodation.

The rear garden provides a side passage with patio area to the side and rear of the property, that leads onto a large lawn area with an array of mature plants, bushes and a hedgerow.

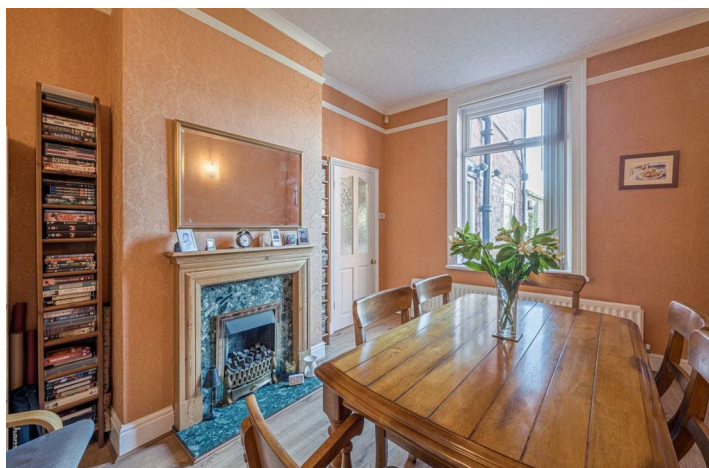
The property is situated on this highly regarded road just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. In close proximity to the property is the local car-parks which can offer a rolling-month car parking subscription for those that would like to consider the parking option. 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.

Floorplan



TOTAL: 177.9 sq.m. (1,915 sq.ft.)

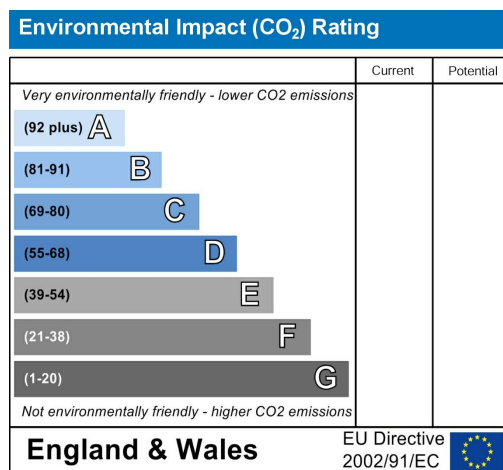
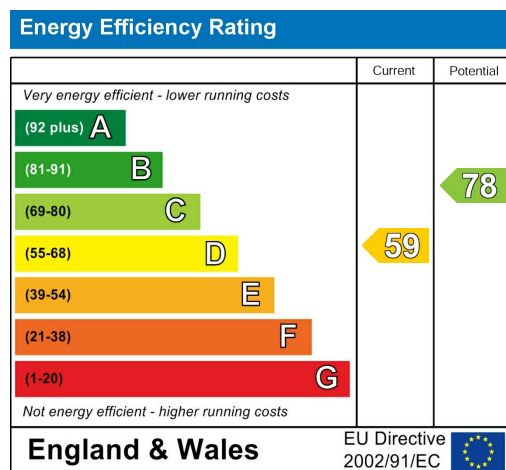
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







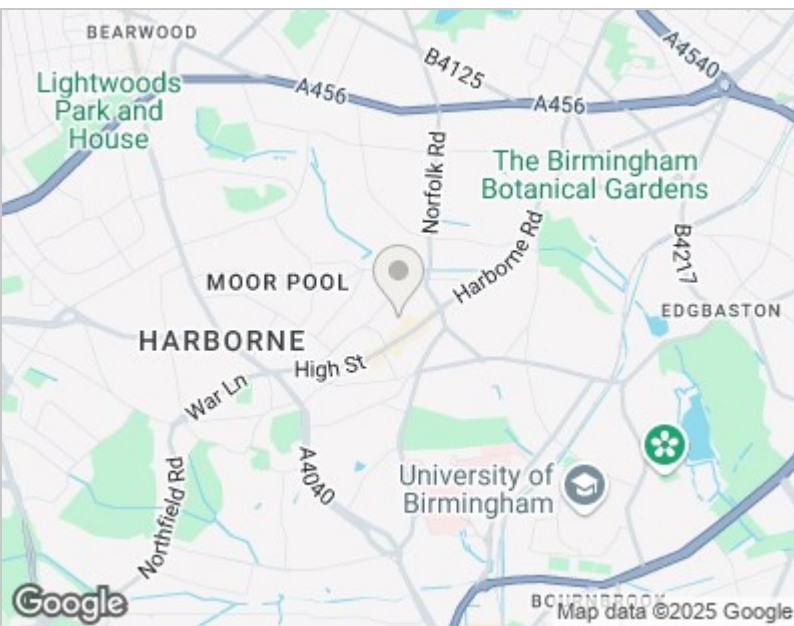
Energy Efficiency Graph



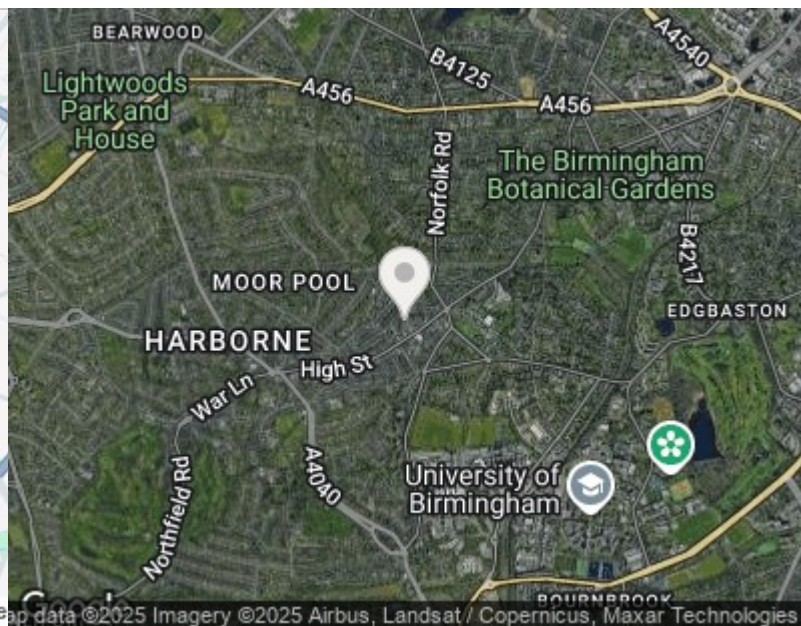
Viewing

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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