



Gillhurst Road

Harborne, Birmingham, B17 8PD

Price £795,000



- Fantastic Three Bedroom Detached Residence in Prestigious Location
- Beautiful South Facing Rear Garden
- Large Driveway and Garage
- No Upward Chain
- Excellent Potential for Further Development and Extension Subject to all Relevant Planning Permissions
- Planning Permission and Drawings for a Double Storey Rear Extension Included (Valid Until August 2026)
- Excellent Access Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - E

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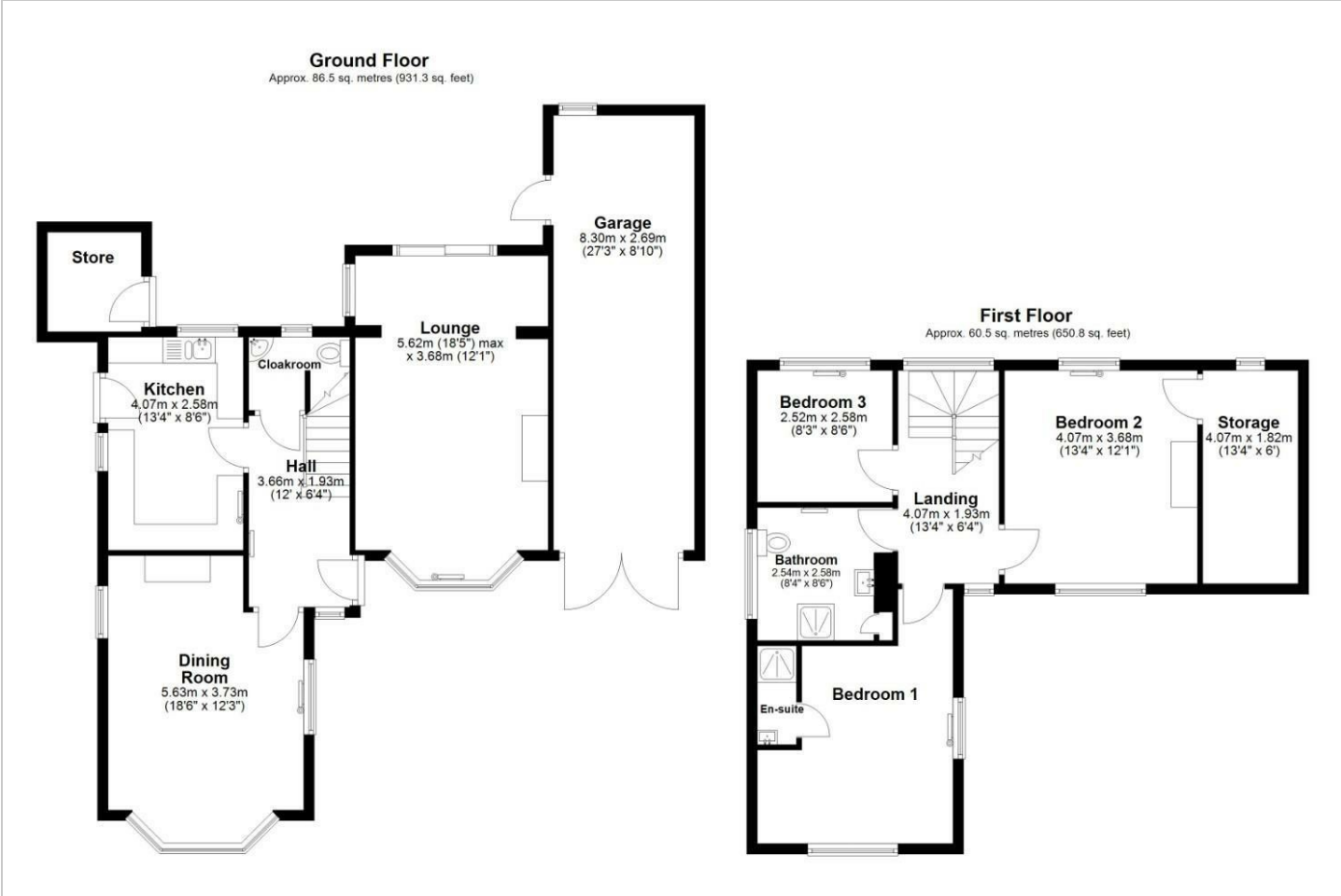
A beautiful three bedroom detached residence situated on this highly desirable tree lined road in Harborne. This wonderful plot has fantastic potential for further development with planning permission granted for a rear double storey extension valid until August 2026. Additionally benefitting from a driveway, garage and large south facing rear garden. Being Sold with No Upward Chain.

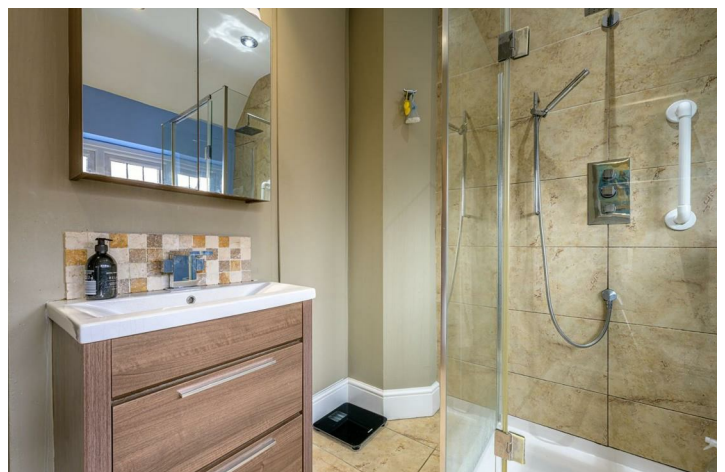
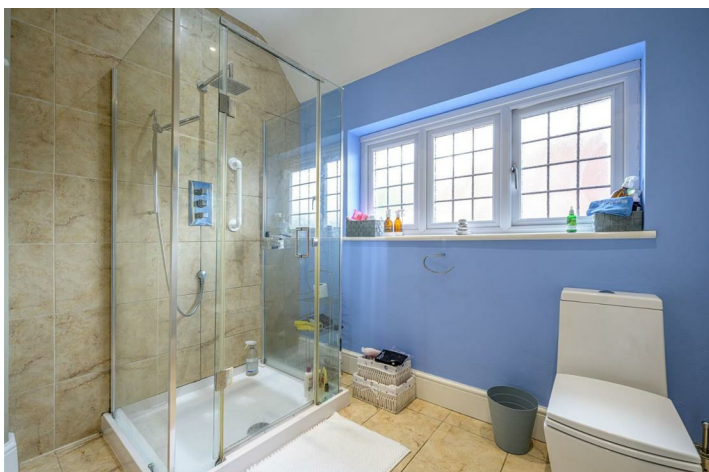
The property is set back well away from road with a large driveway that leads to the garage and property entrance with decorative front fore garden. The property is complete with gas central heating and double glazing throughout. As you enter the hardwood entrance door you come into a welcoming centrally positioned hallway providing staircase to the first floor and access to a partly tiled downstairs WC with storage space. The front reception room includes dual aspect bay window and stained glass window to side, with feature fireplace and a gas fire. The spacious second reception room towards the rear also includes dual aspect bay window to the front elevation, with sliding patio doors out to the rear garden and a wall mounted gas fire. The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, with space for freestanding kitchen appliances and access to the entry and separate utility offering excellent additional storage and space for further kitchen appliances, with access out to the wonderful rear garden. The upstairs landing has a beautiful gallery window overlooking the rear garden, providing access into three generously sized bedrooms, including a double room with partly tiled en-suite which comprises wash hand basin and electric shower cubicle, and another equally large double with built-in eaves storage currently used as a walk-in wardrobe. The internal accommodation is completed with a modern fully tiled shower room comprising WC, vanity sink unit and shower cubicle with rain-head.

The garage has double doors and provides excellent storage space whilst housing the central heating boiler. To the outside at the rear of the property is a beautiful, secluded south facing rear garden with two patio areas and a large lawn space, with a variety of mature borders with plant and trees throughout.

Gillhurst Road is a truly prestigious and sought after location within Harborne Village. Conveniently situated within close proximity to Harborne High Street offering excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls to name but a few. Local recreational amenities include Edgbaston & Harborne golf clubs, The Edgbaston Priory & Edgbaston Archery tennis clubs, with the world renowned Edgbaston cricket ground playing host to international cricket tournaments and Birmingham Botanical Gardens also nearby to be enjoyed. Furthermore the location is also ideal for commuting with easy access into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex.

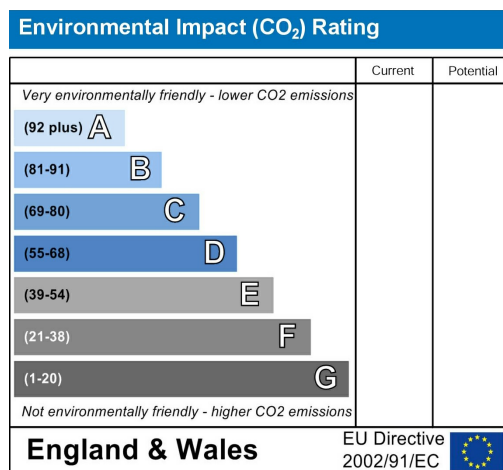
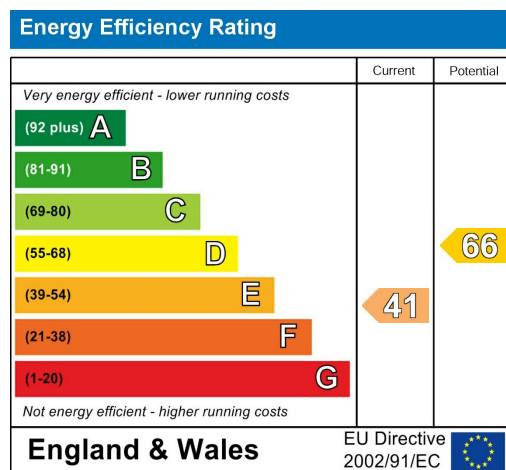
Floorplan







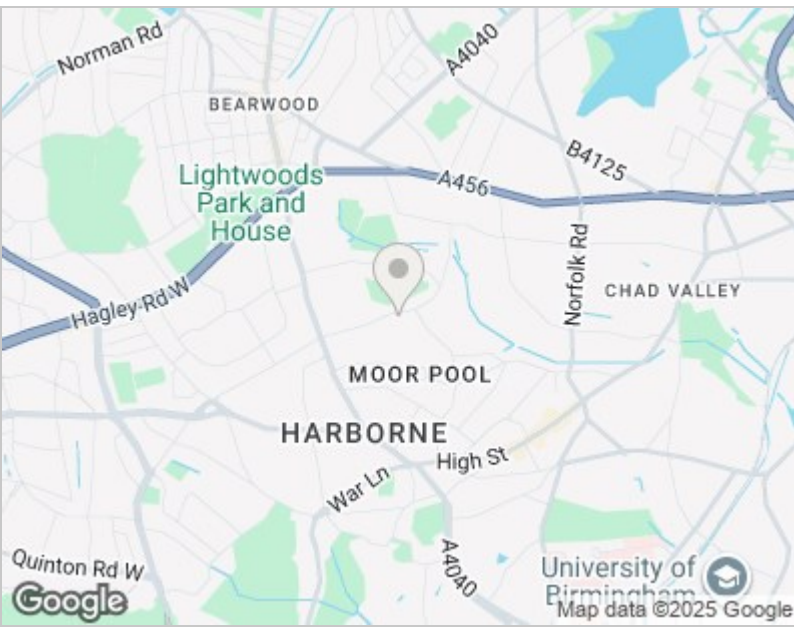
Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Lettings 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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