



Harrisons Green, Edgbaston, Birmingham, B15 3LH

- Spacious Three Bedroom Link-Detached Property
- Driveway, Carport and Garage
- Secluded and Beautifully Maintained Rear Garden
- No Upward Chain
- Sought-After Cul-De-Sac Location in Close Proximity to Harborne High Street
- In Need of Decorative Modernisation in Areas
- Excellent Access to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

Offers In The Region Of £449,950



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DESCRIPTION

A well maintained and spacious link-detached property situated in this quiet and sought after cul-de-sac just off Harborne High Street. The property provides three generously sized bedrooms and has well maintained front and rear gardens, additionally providing off-street parking with an integral garage. Being Sold with No Upward Chain.

The property is predominantly double glazed and has gas central heating, it requires some decorative modernisation in certain areas but offers fantastic potential and scope for future improvements. As you approach the property a driveway leads to the garage and property entrance, with a mature front fore-garden.

As you enter, an entrance hallway offers a separate side access, with staircase to the first floor and a ground floor WC. The kitchen comprises wall and base level units with complimentary work surfaces, there is an integrated oven with a gas hob and dishwasher with space for a fridge-freezer.

To the rear of the property is a spacious lounge dining room offering ample space for both living and dining room furniture, with generous built-in storage from under the stairs and a double glazed sliding patio door leading out to the rear garden.

The upstairs accommodation offers a light and airy landing space leading into three good sized bedrooms, including a master bedroom with fitted wardrobes and an enclosed shower cubicle, and the bedrooms are complimented by an additional partly tiled bathroom suite comprising WC, wall mounted sink unit and bath with separate shower.

The garage provides up and over door with light and power, which leads to a small utility area to the rear which is also accessible from the rear garden, offering additional storage and space and plumbing for a washing machine and tumble dryer.

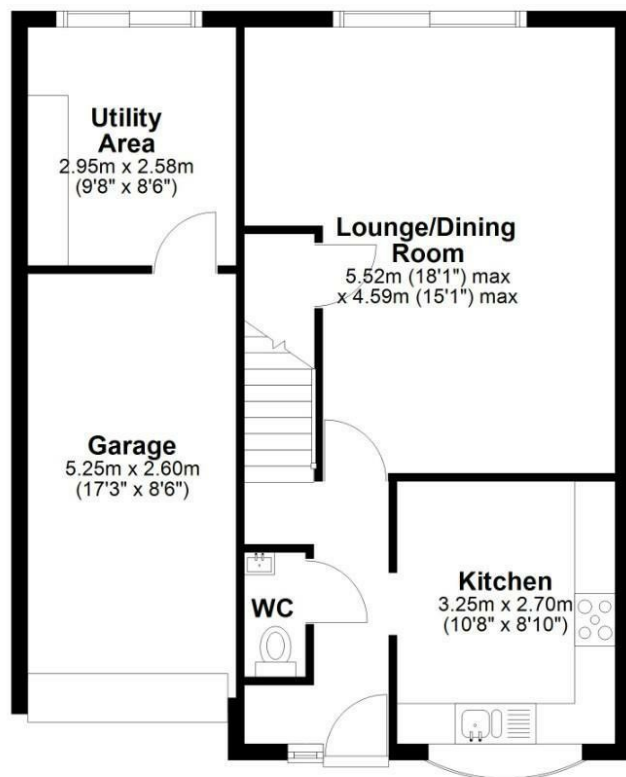
The rear garden is beautifully maintained, with a composite decking area, central lawn space with green house and surrounded by mature borders.





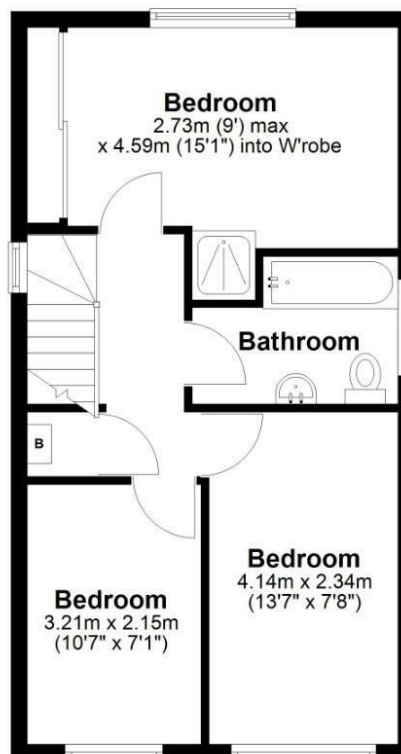
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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.