



## Wood Lane

Harborne, Birmingham, B17 9AY

Offers In The Region Of £469,000



- Immaculate and Superbly Presented Period Terraced Home
- Prestigious Location in Close Proximity to Harborne High Street
- Open-Plan Living Accommodation on Ground Floor
- Excellent Access Links to QE Medical Complex and Birmingham University
- Four Generously Sized Bedrooms
- Converted Loft Providing Accommodation Over 3 Floors
- Secluded and Well Maintained South-Westerly Facing Rear Garden
- EPC Rating - D

# Wood Lane

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A beautifully presented and deceptively spacious period family home, perfectly situated in this popular location, in close proximity to Harborne High Street. This four bedroom home is set over three floors and has been thoughtfully extended and improved throughout, providing excellent contemporary living space while retaining a wealth of original character.

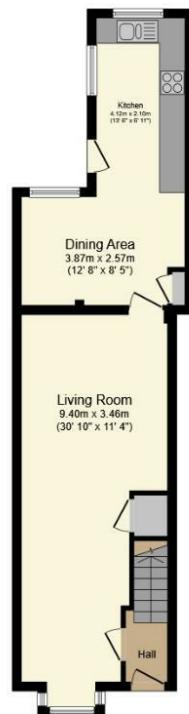
The property is set back well away from the street, with a beautiful decorative front courtyard, with a decorative tiled pathway leading to the property entrance porch. As you enter into the property, a separate hallway provides a staircase to the first floor and also leads into a generously sized through reception room, connecting two historic front and rear reception rooms into one, with ample space for both living and dining room furniture and a large bay window offering plenty of natural light. To the rear of the property is a superbly extended kitchen-dining room, with access to the rear garden and comprising wall and base level units with complimentary worktops and space for all kitchen appliances, ample space for a dining table and chairs makes this area perfect for entertaining family and guests alike.

The first floor provides two generous double bedrooms, complimented by a spacious family bathroom equipped with WC, vanity sink unit, a freestanding rolltop bath and a separate walk-in shower cubicle. Additionally to the second floor, the master bedroom suite is situated complete with a Juliet balcony overlooking the rear gardens and access to a partly tiled en-suite shower room. The fourth and final bedroom on this level, is well proportioned and benefits from dual roof windows, ideal for use as a study/home office or nursery.

Outside at the rear of the property is a beautifully secluded south-westerly facing garden, complete with patio area with a side gated access to the frontage, and steps leading up to a spacious lawn area, equipped with a garden shed and surrounded by a hedgerow boundary.

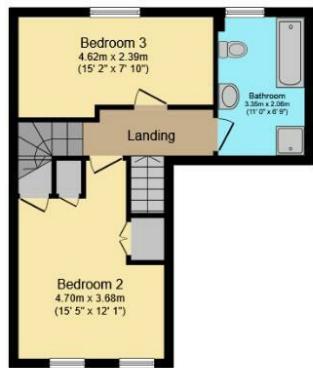
The property is situated in this very desirable location which is in close proximity to the array of amenities that Harborne High Street has to offer, including its boutique shops and high end supermarkets, with award winning eateries and local gastro-pubs providing a vibrant and upmarket social atmosphere. Harborne leisure centre is situated at the top of the High Street and both Birmingham University and Queen Elizabeth Medical Complex are just over a mile away. The area further benefits from its close proximity to the delightful Queens Park and provides extremely good transport links to Birmingham City Centre. The catchment area for excellent local schools includes the Harborne Primary Annex located in very close proximity.

## Floorplan



**Ground Floor**

Floor area 50.3 sq.m.  
(541 sq.ft.)



**First Floor**

Floor area 38.9 sq.m. (419 sq.ft.)



**Second Floor**

Floor area 29.2 sq.m. (314 sq.ft.)

**Total floor area: 118.4 sq.m. (1,274 sq.ft.)**

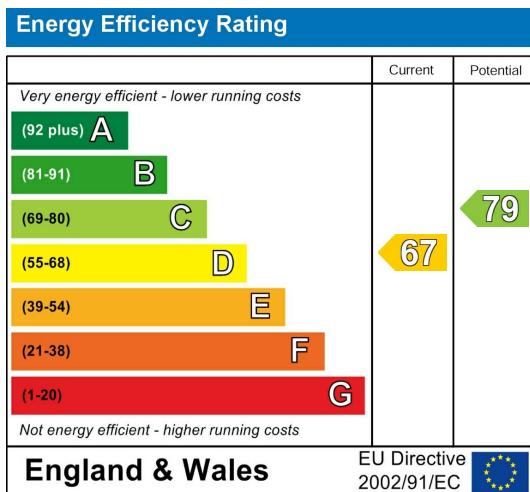
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate only.







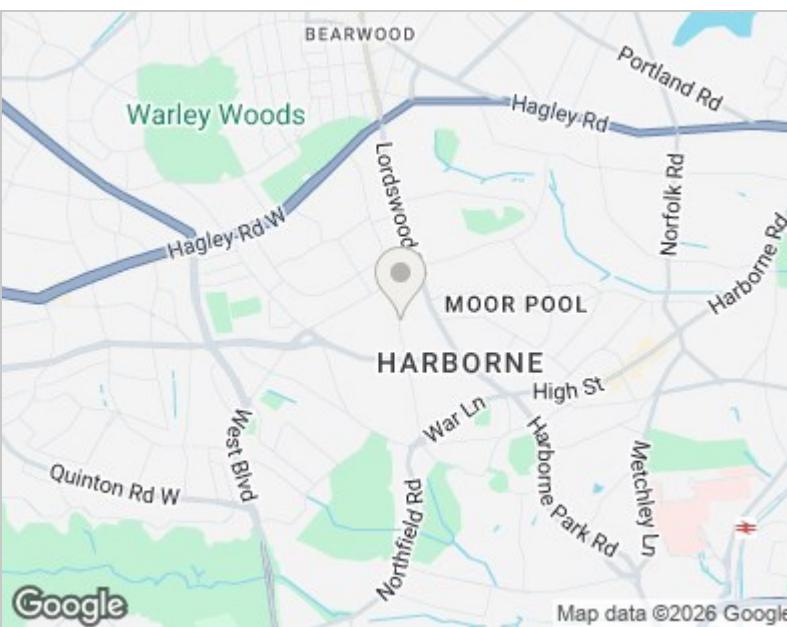
## Energy Efficiency Graph



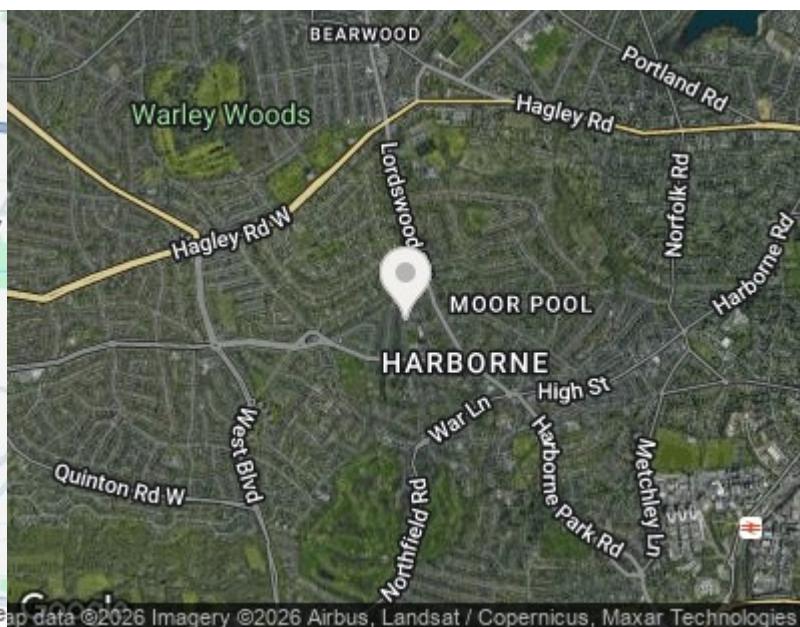
## Viewing

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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