



Greenfield Road, , Harborne, B17 0ED

- Beautifully Appointed Victorian Townhouse in Central Harborne Location
- Within Immediate Proximity of Harborne High Street
- Private Rear Courtyard
- No Upward Chain
- Three Double Bedrooms and Two Bathrooms
- Superbly Maintained Throughout Whilst Retaining Plenty of Original Character
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £415,000



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An immaculate and superbly maintained three bedroom period family home situated in this highly desirable location on the doorstep of Harborne High Street. This deceptively spacious late Victorian property is set over three floors, providing a superb combination of luxury contemporary living whilst retaining the properties original character. With a private courtyard at the rear and being sold with No Upward Chain.



Set back elevated above street level, with a superbly maintained brick wall boundary and front courtyard, the property is primarily double glazed with minimal single glazed units and provides gas central heating. The hardwood entrance door leads into a small but useful vestibule, with secondary door into a spacious open-plan living dining room, ideal for the entertainment of family and guests, including the staircase to the first floor, an exposed brick chimney breast and dual aspect windows including a large bay window to the front that provides plenty of natural light.

The living area flows directly to a refitted kitchen at the rear of the property which comprises wall and base level units to one wall, solid oak worktops and tiled splash-back areas. Integrated appliances include oven and grill, gas hob and extractor fan, integrated fridge freezer, dishwasher and washing machine. Off the kitchen is a useful ground floor WC which also houses the central heating boiler.



The upstairs accommodation provides a light and spacious landing area with access into two spacious double bedrooms, perfectly complimented by a large luxury bathroom suite which comprises WC, wall mounted vanity sink unit, large bath with separate rainfall shower. Upstairs into the converted loft is a third generously sized double bedroom with skylight and useful under eaves storage, complimented with a partly tiled en-suite shower room.

A private and secluded rear courtyard offers some low maintenance outdoor space, with a mature flowerbed border and secure side gated access.



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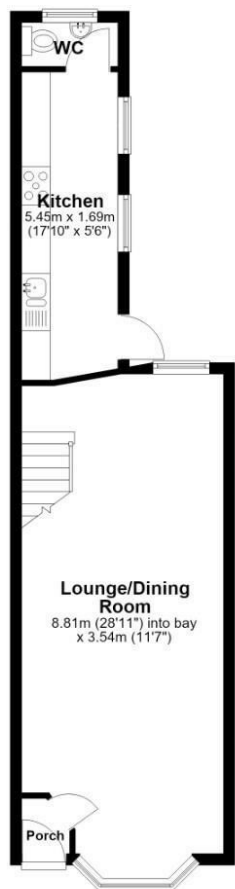
The property is situated within this highly regarded location, on the doorstep of the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries and bars all within

close proximity, including The Plough gastro-pub and Mango Café Bar & Grill to name a few. 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 St Marys, Harborne Primary and the Blue Coat school all within very close proximity.

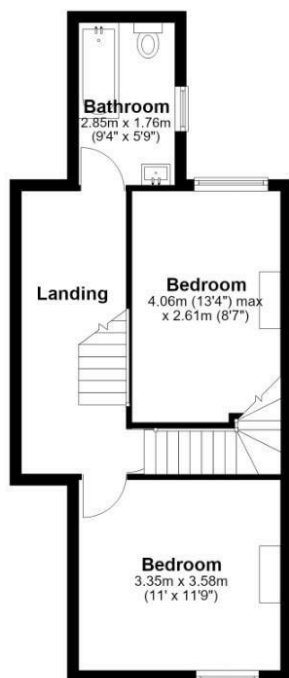
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



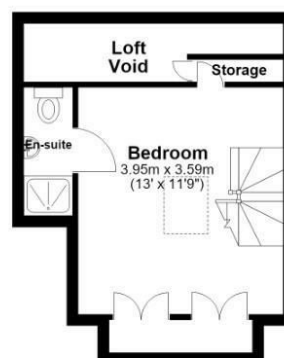
First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Second Floor

Approx. 23.5 sq. metres (252.8 sq. feet)



Total area: approx. 103.9 sq. metres (1118.1 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		
(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.