



MCHUGO
HOMES

Grosvenor Road, Harborne B17 9AN



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Property Description

Positioned within a desirable residential setting, this charming three-bedroom terrace home offers beautifully balanced accommodation, combining traditional character with practical modern living. The property is introduced via an enclosed porch, leading into a welcoming entrance hallway which provides access to the principal living accommodation. To the front, the elegant living room enjoys an abundance of natural light and showcases a wealth of traditional features, creating a warm and inviting space ideal for both relaxing and entertaining. A separate dining room offers further versatility, providing the perfect setting for family meals or social occasions whilst retaining the home's period charm. The kitchen leads seamlessly from the dining room, fitted with a range of wall and base units, offering ample workspace and storage, together with direct access to the rear garden. The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own ensuite shower room. Two further bedrooms provide flexible accommodation for family living, guest space or home working, all served by a well-appointed family bathroom. Externally, the property enjoys a beautifully landscaped rear garden, thoughtfully designed to provide an attractive and private outdoor setting. Offering a combination of patio and planted areas, it creates the perfect space for outdoor dining, entertaining or simply enjoying the warmer months. Retaining an abundance of original charm and traditional features throughout, whilst offering comfortable and versatile accommodation, this delightful home presents an excellent opportunity for a wide range of buyers seeking character and convenience in equal measure.

Area

Grosvenor Road occupies a highly sought-after position just off Court Oak Road, placing it within easy reach of the excellent amenities that have made Harborne one of Birmingham's most desirable places to live. Harborne High Street is within walking distance and offers an outstanding selection of independent cafés, acclaimed restaurants and everyday shopping facilities, including Waitrose and Marks & Spencer Foodhall, creating the area's renowned village atmosphere. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all conveniently accessible, making the location particularly appealing to healthcare professionals and academics. Birmingham city centre is also easily reached via excellent road and public transport links, whilst the nearby A38 provides straightforward access to the M5, M6 and Birmingham International Airport. Families are exceptionally well served by a range of highly regarded schooling options, including Harborne Primary School, alongside an excellent choice of respected independent and secondary schools across Harborne and Edgbaston. These include Edgbaston High School for Girls, The Priory School, Hallfield School, West House School, The Blue Coat School and the prestigious King Edward Foundation Schools. Leisure facilities are plentiful, with Harborne Pool & Fitness Centre and Harborne Golf Club within easy reach. Nearby green spaces, including Queen's Park and the Harborne Walkway, further enhance the area's outstanding lifestyle appeal, offering excellent opportunities for recreation, exercise and family enjoyment.

Porch

Minton tiled flooring, fuse board, ceiling light point and door to:

Hallway

Minton tiled flooring continued, ceiling covering, ceiling light point, radiator and doors into:

Living Room

Carpeted, double glazed bay window to front elevation, log burner stove, ceiling coving, ceiling light point, radiator and power points.

Dining Room

LVT flooring, traditional fireplace with mantle surround, ceiling coving, ceiling light point, radiator, under stairs storage cupboard, double glazed French doors leading into rear garden and opening to:

Kitchen

Base and wall mounted units, sink with drainage area, two double glazed windows to side elevation, double glazed door to leading garden, integrated 'Bosch' oven with five ring gas hob and extractor fan above, 'Electrolux' integrated dishwasher, radiator, power points, ceiling coving, ceiling spot lights and space for further appliances.

Landing

Carpeted, ceiling coving, three ceiling light points, loft hatch for access to loft, radiator, power points and doors into:

Bedroom One

Carpeted, two double glazed windows to front elevation, traditional fireplace feature, fitted wardrobes, ceiling coving, ceiling light point, radiator, power points and door to:

Ensuite

Walk-in shower cubicle with rainfall and handheld shower hose, low level WC, wash hand basin within floating vanity unit, backlit LED mirror, tiling to splash back areas, tiled flooring, wall mounted heated towel rail and ceiling spotlights.

Bedroom Two

Carpeted, traditional feature fireplace, fitted wardrobe, double glazed window to rear elevation, radiator, power points, ceiling coving and ceiling light point.

Bedroom Three

Carpeted, double glazed window to rear elevation, ceiling light point, radiator and power points.

Bathroom

Bath with handheld shower hose and mixer taps above, low level WC, wash hand basin, wall mounted heated towel rail, ceiling spotlights and double glazed obscure window to side elevation.

Garden

Beautifully landscaped with a paved patio area, laid to lawn, flower beds either side, additional paved patio area to the rear of the garden for further entertaining and fences to borders.

Further Details

Tenure: Freehold, Council Tax Band: C, EPC: E
Utility supply, rights and restrictions:Broadband: FTTP, Electricity supply: Mains supply, Sewerage: Mains supply, Water supply: Mains supply
Other information:Construction materials: Brick, Roof material: Tile

Disclaimer

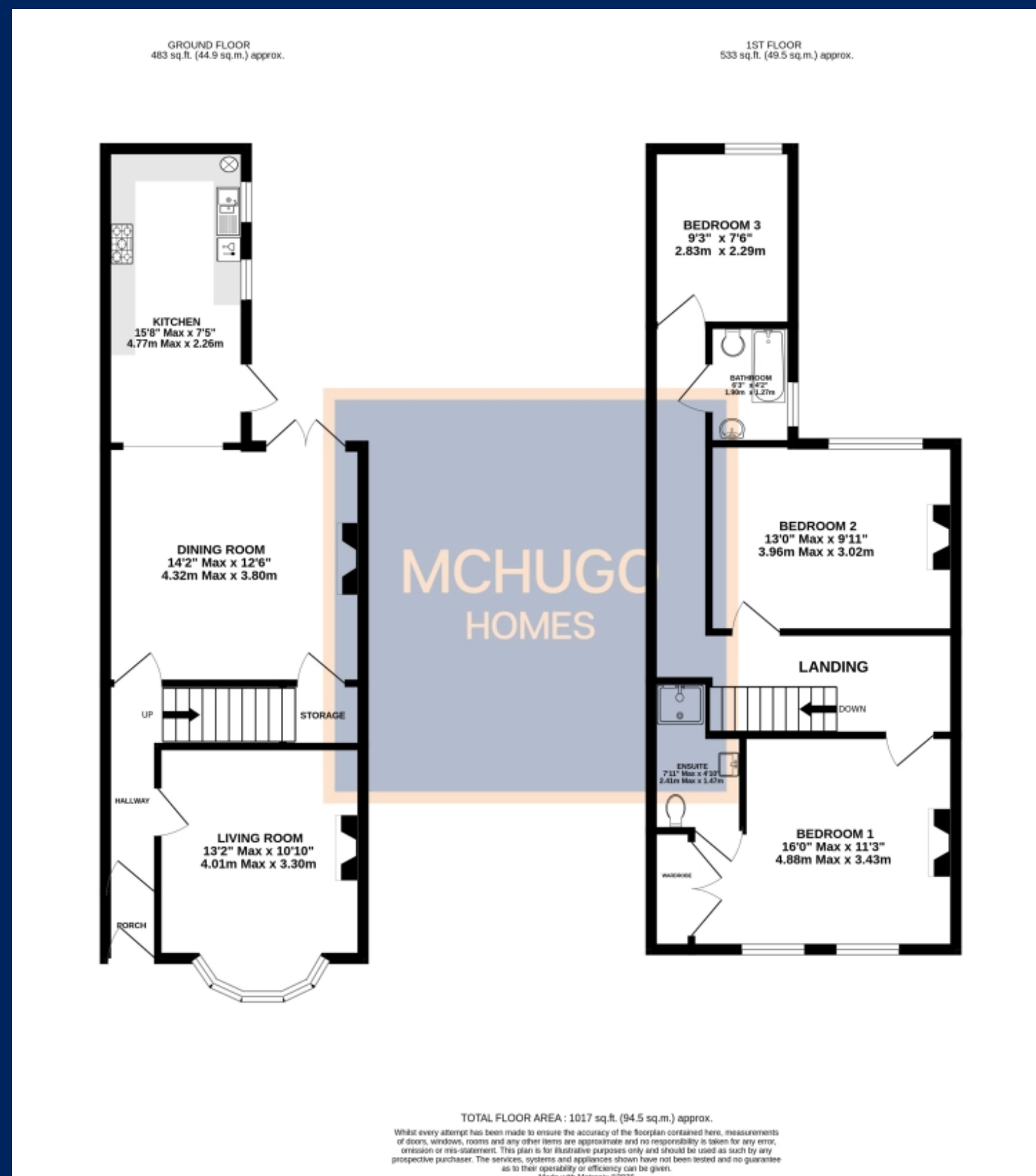
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been

carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









Key Features:

- Three bedrooms
- Terrace house
- Period features
- Two reception rooms
- Fitted kitchen
- Principal bedroom with ensuite
- Landscaped rear garden
- Character and charm
- Ideal family home
- Prime location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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