



Nursery Road, Harborne, , B15 3JX

- Fantastic Victorian Terraced Home in Central Harborne Location
- Open-Plan Living Throughout Ground Floor
- Secluded and Landscaped Rear Garden
- No Upward Chain

- Two Double Bedrooms
- Modernised Throughout with Refitted Kitchen and Bathroom
- Excellent Access and Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

Offers In The Region Of £325,000



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A superbly presented Victorian terraced home situated in this wonderful location in the heart of Harborne Village. Having undergone modernisation throughout to provide fantastic open-plan living across the entirety of the ground floor, this two bedroom home provides contemporary living and convenience within a sought after location. Additionally including a secluded landscaped rear garden and being sold with No Upward Chain.

The property is set back from the road via an enclosed slate front courtyard that leads to the property entrance. As you enter, the solid oak entrance door welcomes you into the open-plan living across the entire ground floor, combining both historic front and rear receptions rooms with the kitchen to create a modern contemporary space perfect for hosting family and guests. The area provides ample space for both living and dining with a feature fireplace and staircase to the first floor.



The kitchen area comprises wall and base level gloss white units with complimentary work surfaces and matching breakfast bar area, with integrated oven and 5 ring gas hob with extraction unit above. Additional integrated appliances include fridge and freezer and dishwasher. The kitchen area also provides access to the rear garden and the ground floor bathroom suite which is partly tiled and comprises WC, wall mounted sink unit and bath with separate rainfall shower.

The bathroom also provides an excellent utility space with plumbing for washing machine and tumble dryer, whilst also housing the central heating boiler.



As you head upstairs, it leads directly into two spacious double bedrooms, both including feature fireplaces and one with built-in storage and loft access.

Outside to the rear is a superbly landscaped and well secluded south westerly facing garden, providing decking across the side and rear of the property with sheltered BBQ area and steps up to a garden with additional decking, mature borders and a fenced boundary.

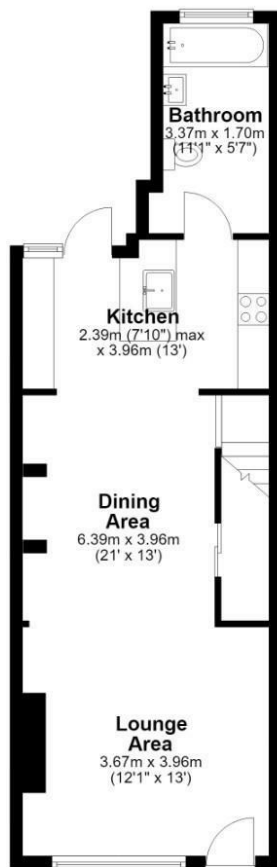


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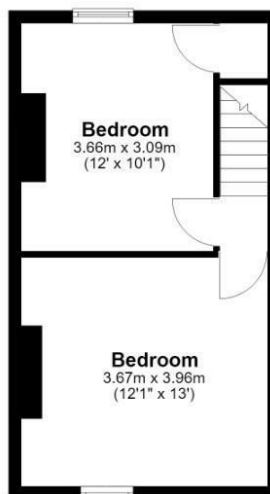
Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.1 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

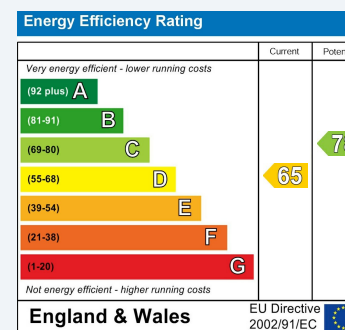
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.