



Connells

Court Oak Road
Harborne



Property Description

Completely renovated terraced property situated in a highly sought after Harborne location, directly opposite Court Oak Park, and benefiting from parking to the rear. New flooring throughout.

The property is offered with no upward chain, making it ideal for buyers seeking a smooth and swift transaction. The accommodation briefly comprises a welcoming lounge and a refitted modern kitchen, complemented by a ground floor guest cloakroom. A versatile ground floor bedroom, currently suitable for use as a home office or study, adds flexibility to the layout.

To the first floor, there are two well proportioned double bedrooms and a stylishly appointed family bathroom.

The property has been renovated throughout to a high standard, combining contemporary finishes with practical living space, and is conveniently positioned for Harborne High Street, local amenities, transport links, and the Queen Elizabeth Medical Complex.

Early viewing is highly recommended to appreciate the quality, location, and accommodation on offer

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Queens Park

Queens Park is a well-loved green space located on Court Oak Road in the heart of Harborne, postcode B17. Established in 1898 to commemorate Queen Victoria's Diamond Jubilee, the park has been an important recreational and community hub for more than a century. Set across approximately 10 acres, it combines open lawns, mature trees, woodland areas and modern leisure facilities, making it one of Harborne's most attractive public parks.

The park is particularly popular with families, joggers, dog walkers and local residents seeking a peaceful outdoor environment close to Birmingham city centre. Wide accessible tarmac pathways run through the park, linking shaded wooded areas with open grass spaces that are frequently used for football, picnics and informal recreation. There are children's play facilities, basketball courts and tennis courts, providing year-round sporting opportunities for the local community.

Approach

Set back behind a paved foregarden, giving access to the main accommodation but retaining some original features.

Lounge

Large window overlooking Queens Park, radiator, light point, power points. open plan understairs ideal for storage.

Dining Kitchen

Recently fitted kitchen having matching wall and base units, integrated hob oven & extractor fan, dishwasher, space for fridge freezer, sink with drainer. Laminated flooring.

window overlooking the rear garden, door with stairs to the first floor.

Inner Hallway

Door and window to the garden, laminated flooring, doors off.

Guest Cloakroom

Recently fitted guest cloakroom, comprising of low flush wc, sink, tiled flooring.

Ground Floor Bedroom / Office

A versatile ground floor bedroom, currently suitable for use as a home office or study, adds flexibility to the layout, windows to rear and side, offering maximum natural light.

Landing

Light point doors off.

Bedroom One

Master bedroom with feature open fire with surround, arch giving access to the loft, 2 windows overlooking the front, radiator.

Bedroom Two

Second double bedroom, window overlooking the rear garden.

First Floor Bathroom

Recently fitted bathroom, comprising of panelled bath with shower over, sink, low flush w.c, heated towel rail, storage unit housing newly fitted combination boiler, window to the rear, extractor fan.

Garden

Paved raised patio area, fencing, rear parking with double gates to the rear.

General

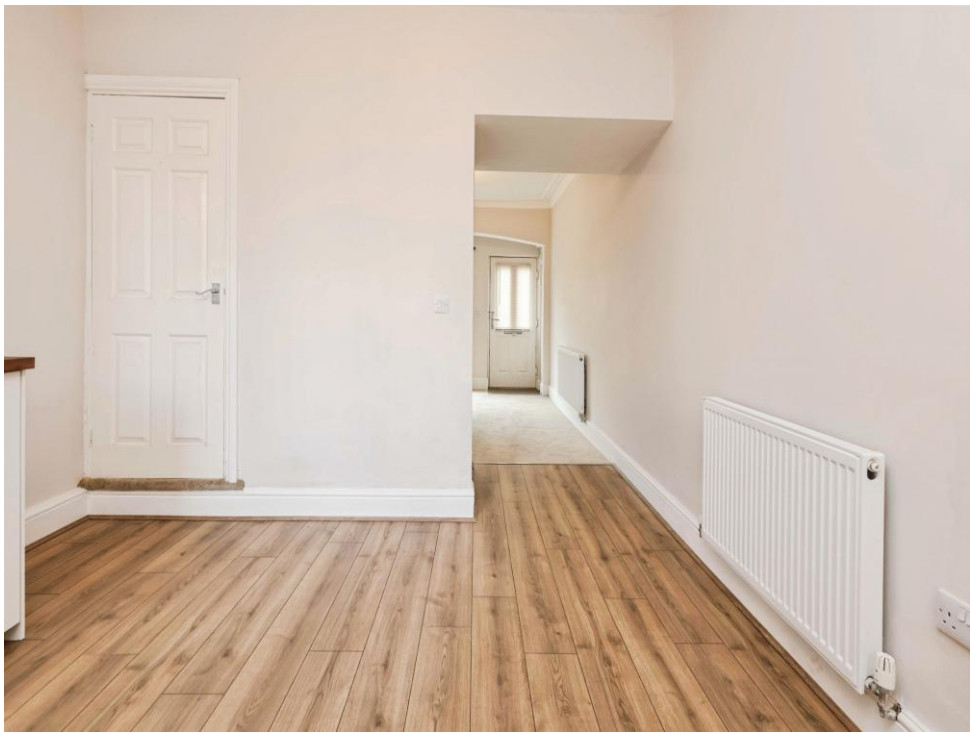
The ground floor bedroom offers flexible accommodation to suit a variety of lifestyles and can easily function as a spacious home office, study, playroom or additional reception room if preferred. Filled with natural light, the room provides a comfortable and adaptable space ideal for modern family living, remote working or guest accommodation. Conveniently located on the ground floor, it offers privacy and practicality while complementing the flexible layout of the home.

Agents Note

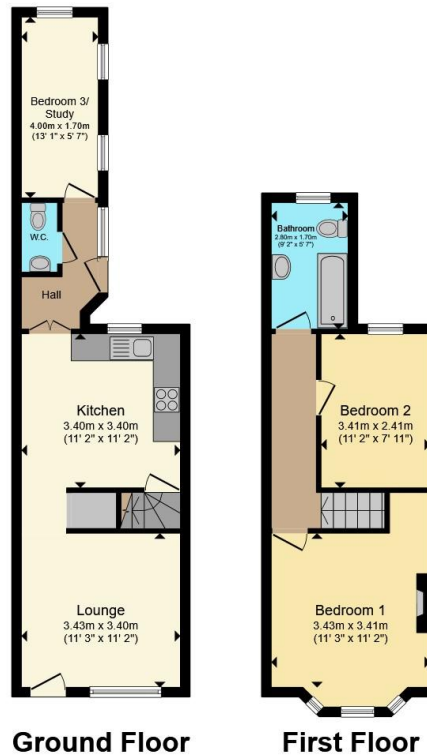
Please note this property has recently been re-wired with a new boiler and additional radiators, all paperwork is available to be viewed.

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Total floor area 72.3 m² (778 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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158 High Street Harborne
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310634



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