Rose Road, Harborne, Birmingham, B17 9LJ

- Superbly Maintained Traditional Mid-Terraced Property in Central Harborne
- Within Excellent Proximity to Harborne High Street
- Low Maintenance Rear Courtyard
- No Upward Chain
- Two Double Bedrooms
- Double Glazing and Gas Central Heating
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

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Offers In The Region Of £285,000

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A superbly maintained traditional mid-terraced property situated in this highly desirable location in the heart of Harborne Village. The property provides deceptively spacious internal living accommodation with a low maintenance courtyard and is perfectly placed for access to the renowned Harborne High Street. Ideal for both first time buyers or investment and being sold with No Upward Chain.

Despite needing some internal decorative modernisation, the property has been superbly kept, and provides both double glazing throughout and gas central heating via an annually serviced boiler.

Set back from the road with a gated front courtyard, the on street parking outside the property does include electric charging stations for those who require EV charging.
As you enter the property, a small entrance archway then leads into the spacious living area, historically combining both front and rear reception rooms to provide a space for both living and dining, with a large bay window, staircase to the first floor and a feature fireplace. The kitchen provides wall and base level units with complimentary work surfaces and tiled splash-back areas, with integrated oven and electric hob with extractor unit and access to the rear courtyard. An additional small utility area provides space and plumbing for washing machine and tumble dryer, and finally leading through to a fully tiled downstairs shower room.

The upstairs accommodation has a landing area with storage and loft access, with access into two very good sized double bedrooms, with the main bedroom including bay window and built-in wardrobes, and a fully tiled bathroom suite completes the accommodation which also houses the central heating boiler.

Outside to the rear of the property is a low maintenance cobbled rear courtyard providing a lovely and secluded bit of outdoor space, with access onto Gordon Road.

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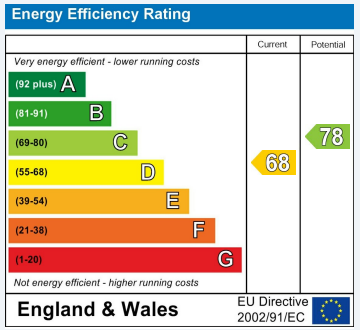
The property is situated on this extremely popular residential street in the heart of Harborne Village. Located in very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is also positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away.

Total floor area: 78 sq.m. (817 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. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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.

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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.

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