



MCHUGO
HOMES

Martineau Drive, Harborne B32 2AS



4



2

MCHUGO
HOMES

Property Description

Positioned within the popular Martineau Gardens estate, this impressive and rare double fronted four-bedroom detached residence offers generous and well-balanced accommodation, perfectly suited to contemporary family living. The ground floor is introduced via a welcoming entrance hallway, leading through to two separate reception rooms which provide excellent flexibility for both relaxing and entertaining. To the rear, the property benefits from a spacious open-plan kitchen and dining area, creating a sociable hub of the home with plenty of room for everyday living and hosting guests alike. A convenient downstairs WC further enhances practicality. Upstairs, the property comprises four well-proportioned bedrooms, including a principal bedroom benefitting from its own ensuite shower room. The remaining bedrooms are served by a family bathroom, offering comfortable accommodation for growing families. Externally, the home enjoys a private and proportional spacious rear garden, providing a pleasant outdoor setting to relax or entertain. To the front, a driveway offers off-street parking and leads to a double garage, adding further practicality and storage. Combining generous proportions, versatile living space and a highly convenient location, this is an excellent opportunity to acquire a superb detached family home.

Area

Martineau Drive forms part of the popular Martineau Gardens estate, positioned just off Balden Road and originally constructed by Persimmon Homes. This well-established residential setting enjoys close proximity to Queens Park, creating an ideal balance of convenience and green surroundings. The location offers easy access to nearby everyday amenities, while Harborne High Street is only a short journey away, providing an excellent selection of cafés, restaurants and shopping facilities including Marks & Spencer Foodhall and Waitrose. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, alongside Birmingham city centre via strong road and transport links. The nearby A38 also provides convenient access to the M6 motorway network and Birmingham International Airport. Families are particularly well catered for with a range of highly regarded schools nearby, including Our Lady of Fatima Primary School and Harborne Primary School annexe, together with a number of respected independent and secondary schools across Edgbaston. Leisure facilities are plentiful, with Harborne Pool & Fitness Centre and Harborne Golf Club close by, while nearby green spaces including Queens Park, the Botanical Gardens and Martineau Gardens provide excellent recreational opportunities.

Approach

Tarmac driveway leading to double garage and side gate into rear garden, steps to front door and front door leading into:

Hallway

Laminate flooring, radiator, power points ceiling light point and doors to:

Living Room

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

Family Room

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

Kitchen/Dining Room

Wall and base units, laminating flooring, integrated 'Bosch' dishwasher and 'Electrolux' oven, four ring hob with extractor above, power points, two double glazed windows to rear elevation, double glazed French doors leading into rear garden, two ceiling light points and ceiling spot lights, radiator and door to:

Utility

Double glazed door to side, space and plumbing for washing machine, sink with drainage area, ceiling light point, power powers and wall units for storage.

WC

Laminate flooring continued, low-level WC, wash hand basin within vanity unit, radiator, ceiling light point and part tiling to walls.

Landing

Carpeted, ceiling light point, loft hatch, power points, built in storage and doors to:

Bedroom One

Carpeted, double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door to:

Ensuite

Walk-in shower cubicle with handheld shower hose, low-level WC, wash hand basin, heated wall mounted towel rail, tiled flooring, tiling to walls, ceiling spotlights and double glazed obscure window to front elevation.

Bedroom Two

Carpeted, double glazed window to front elevation, radiator, power points, ceiling light point and fitted wardrobes.

Bedroom Three

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

Bedroom Four

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

Garden

Patio area, laid to lawn, access to the garage, side gate leading to driveway of the property and fences to borders.

Garage

Power points, ceiling light point and two up and over doors.

Further Details

Tenure: Freehold
Council Tax Band: E

EPC: D

Estate Charge: £14.24 monthly

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

Disclaimers

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.







