







# Umpire Close, Harborne, Birmingham, B17 8BD

- Modern Detached Family Home is Prestigious Cul-De-Sac Location
- Part of The Popular Redrow Development
- Driveway and Integral Garage Included
- Excellent Transport and Access Links to QE Medical Complex, Birmingham University and City Centre
- Four Double Bedrooms
- Popular Location in Close Proximity to Harborne Village Centre
- Open-Plan Lounge Dining Room
- EPC Rating - B

HUNTERS®
HERE TO GET *you* THERE

## Offers In The Region Of £699,950

# Umpire Close, Harborne, Birmingham, B17 8BD







An immaculate modern detached residence located within the highly regarded cul-de-sac within the Redrow Development in Harborne. This fantastic family home provides open-plan kitchen dining, with four generous double bedrooms with integral garage and driveway. Positioned within close proximity of Harborne Village High Street and the excellent local school catchment. Being Sold with No Upward Chain.

Situated within this quiet and highly sought-after cul-de-sac, the property includes efficient double glazing, gas central heating and high specification fixtures and fittings throughout. The property is set back behind a front fore-garden with block paved driveway that leads to the integral garage and property entrance.
As you enter the composite entrance door, you come into a welcoming hallway with staircase to the first floor and storage underneath. At the front is a lovely separate lounge with large bay window. Towards the rear of the property is a superb open-plan kitchen dining room across the width of the property, providing a luxury integrated kitchen with space for dining table and chairs, whilst providing access to the landscaped rear garden, a fantastic space which is great for the entertainment of guests and family. The kitchen area comprises wall and base level units with Granite worktops including matching up-stand, there is an integrated oven and grill with electric hob and extractor unit and additionally an integrated dishwasher and fridge-freezer. A separate utility room provides further garden access, with additional work surfaces and sink unit and space and plumbing for washing machine and tumble dryer. A ground floor WC is positioned off the utility room.

To the first floor, the light and airy landing includes storage cupboards and provides access into four generously sized double bedrooms, including a master bedroom with fitted wardrobes and access to a partly tiled en-suite shower room comprising WC, wash hand basin and shower cubicle.

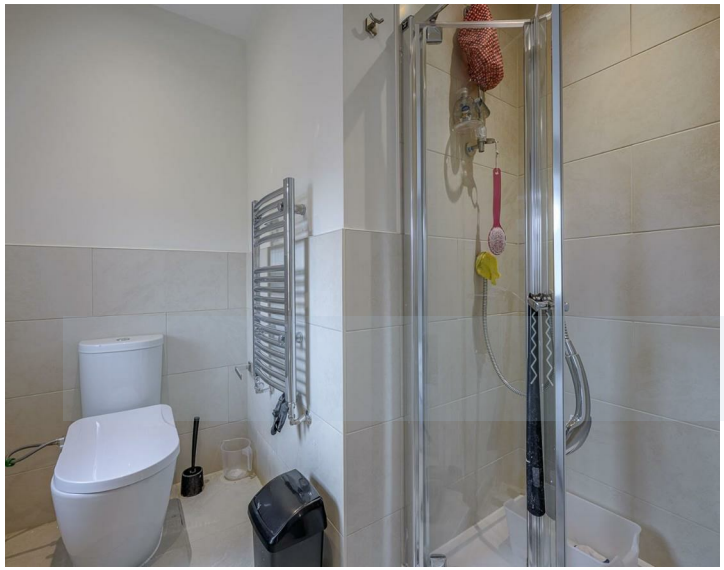








# Umpire Close, Harborne, Birmingham, B17 8BD







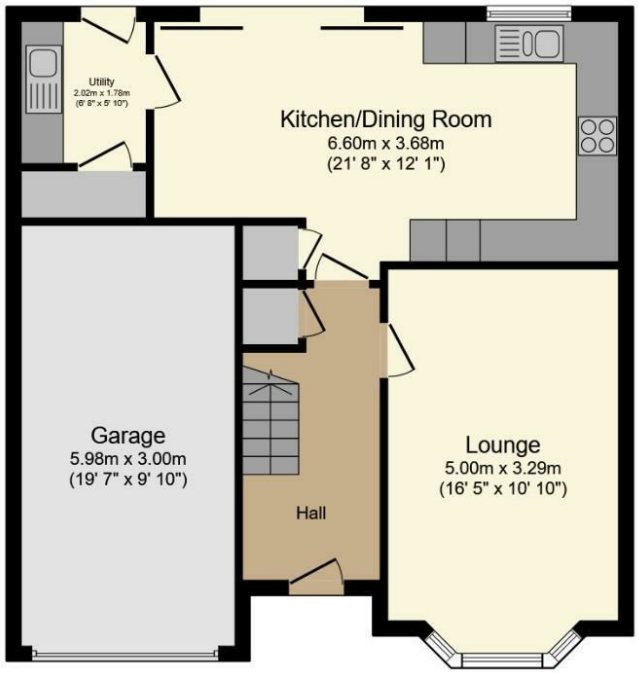




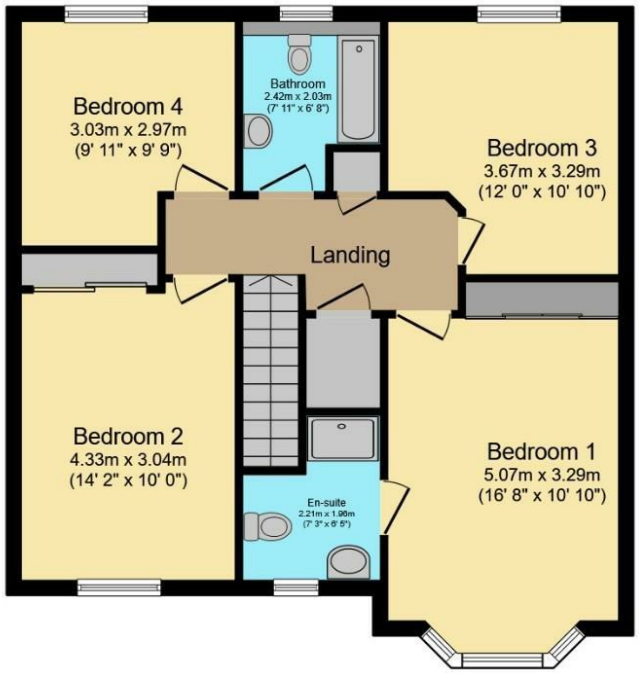



The garage includes an up and over door, complete with power and lighting. To the outside at the rear is a beautifully secluded and low maintenance garden, complete with patio and lawn areas with a fenced boundary.

The property is situated in this highly desirable cul-de-sac, on the doorstep of Knightlow Park which provides a green landscape including a children's play area and fitness trail. The property is also within comfortable reach of the heart of Harborne Village which provides a wealth of award winning restaurants, bars and a superb cafe culture. Key locations which are within close proximity includes Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre all of which have local transport links readily accessible. The range of excellent leisure venues within the area includes Birmingham Botanical Gardens, Edgbaston Priory Club and Edgbaston Cricket Ground, with the area also renowned for its excellent school catchment with an excellent choice of "Outstanding" Ofsted rated schools within the local area.




Ground Floor




First Floor

Total floor area: 142.8 sq.m. (1,538 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

**Viewings**

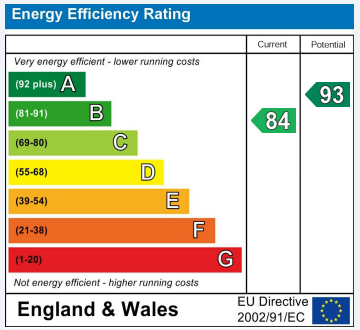
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.

The Property Ombudsman

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE