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HOMES

Greenfield Road Harborne, B17 0EP



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## Property Description

Situated on the ever popular Greenfield Road within Harborne, this attractive three-bedroom terrace home offers beautifully balanced accommodation of over 1200 square feet arranged across three floors, perfectly suited to modern living.

The ground floor comprises two welcoming reception rooms, creating versatile living and dining spaces full of character and natural flow throughout. To the rear, the property opens into a generously sized kitchen, providing ample workspace and room for everyday family life, while enjoying pleasant views across the garden beyond.

The first floor hosts two well-proportioned bedrooms alongside a stylish family bathroom, while the second floor offers an additional double bedroom benefitting from its own ensuite shower room, creating a flexible and private living space ideal for guests, older children or home working requirements.

Externally, the property continues to impress with a beautifully maintained rear garden, thoughtfully designed for both relaxation and social gatherings. A standout feature is the attractive decking area, providing the perfect setting for outdoor dining and enjoying the warmer months.

Combining generous living space, versatile accommodation and an excellent Harborne location, this is a fantastic opportunity to acquire a superb home within one of the area's most sought-after residential settings.

### Area

Greenfield Road is situated within a highly sought-after Harborne location, ideally positioned for convenient access to the excellent amenities of Harborne High Street. The area is renowned for its vibrant selection of independent cafés, popular restaurants, boutiques and everyday shopping facilities, including Marks & Spencer Foodhall and Waitrose, all contributing to Harborne's desirable village atmosphere.

The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, while Birmingham city centre is readily accessible via excellent road and transport links. The nearby A38 also provides straightforward access to the wider motorway network and Birmingham International Airport.

Families are exceptionally well served by a range of highly regarded schooling options nearby, including Harborne Primary School alongside a number of respected secondary and independent schools across Edgbaston.

Leisure facilities are plentiful, with Harborne Pool & Fitness Centre, Harborne Golf Club and nearby Queens Park all close by, while surrounding green spaces further enhance the area's strong lifestyle appeal.

### Approach

Pebbled front garden with brick wall and hedges to surround and a paved pathway leading to front door, opening into:

### Dining Room

Wooden flooring, radiator, ceiling light point, ceiling coving, power points, fitted shelving units, mantel feature and bay window to front elevation.

### Living Room

Carpeted, ceiling light point, ceiling coving, stairs to first floor landing, power points, radiator, door to cellar and opening into:

### Kitchen

Underfloor heating, 'Rangemaster' oven with five ring gas hob and 'Rangemaster' extractor fan above, 'AEG' integrated dishwasher, 'Fisher & Paykel' fridge, instant hot water top, food waste disposal within double sink, wall and base units, window to rear elevation, French doors leading to garden, ceiling spot lights, ceiling light point, power points and breakfast island.

### Cellar

Currently used to storage, two ceiling light points, houses fuse board and power points.

### First Floor Landing

Carpeted, ceiling light point, power points, built in storage which has plumbing for appliances, stairs to second floor and doors to:

### Bedroom One

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

### Bedroom Three

Wooden flooring, traditional fireplace, fitted wardrobes, double glazed part obscure window to front elevation, radiator, ceiling light point and power points.

### Bathroom

Laminate flooring, ceiling spotlight, ceiling coving, bath with mixer taps and handheld shower hose above, low-level WC, wash hand basin, wall mounted heated towel rail, double glazed obscure window to front elevation and shaver point.

### Second Floor Landing

Carpeted, skylight, ceiling light point and door to:

### Bedroom Two

Wooden flooring, ceiling spotlight, 'Velux' skylight, eaves storage, radiator, power points and door to:

### Ensuite

Walk-in shower with handheld shower hose, wash hand basin, low-level WC, wooden flooring continued, 'Velux' skylight, wall mounted heated towel rail and wall light point.

### Garden

Paved patio area, laid to lawn, hedges to borders and a further composite decking patio area to the rear of the garden.

### Further Details

Tenure: Freehold

Council Tax Band: D

EPC: TBC

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

**Disclaimer**

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.

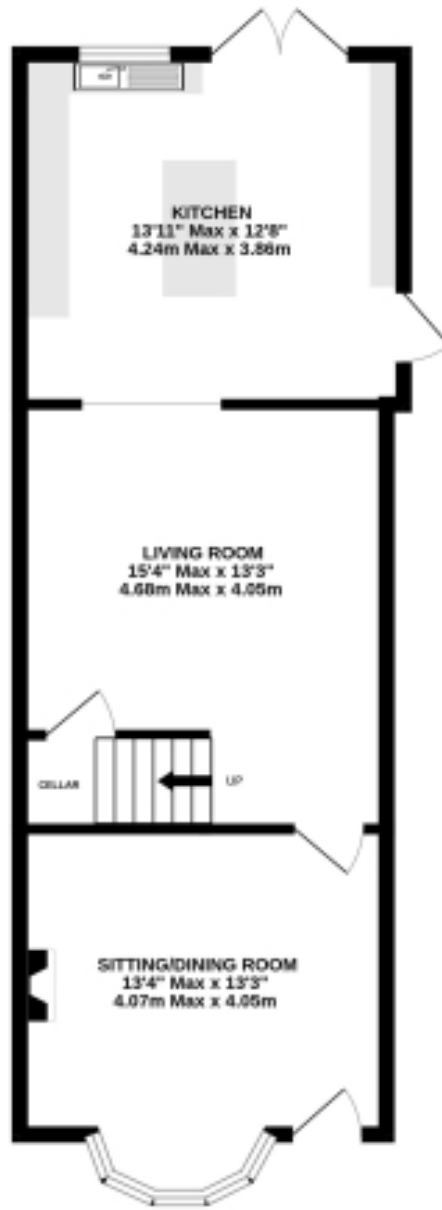
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



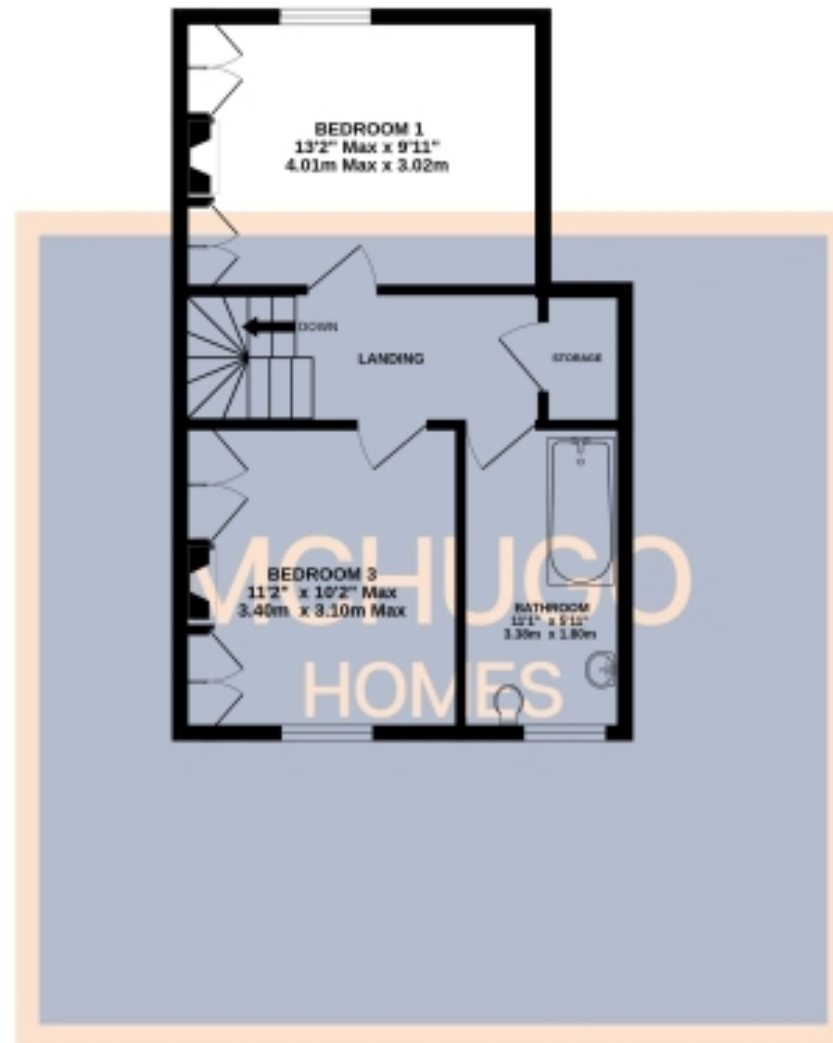




GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR  
209 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Key Features:

- Terrace home
- Three bedrooms
- Three-storey living
- Ensuite bedroom
- Two receptions
- Spacious kitchen
- Family bathroom
- Harborne location
- Rear garden
- Social decking area

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