



Vivian Road

Harborne, Birmingham, B17 0DJ

Offers In The Region Of £505,000

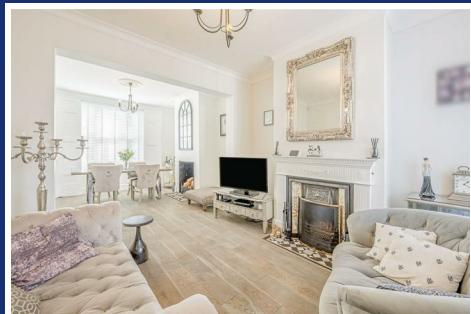


- Stunning Victorian Townhouse in Central Harborne Location
- Within Immediate Proximity of Harborne High Street
- Driveway for Two Cars
- Excellent Access to QE Medical Complex and Birmingham University
- Three Double Bedrooms
- Superbly Renovated Throughout Whilst Retaining Plenty of Character
- Spacious Landscaped Rear Garden
- EPC Rating - D

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An immaculate and superbly presented three bedroom period family home situated in this highly desirable location on the doorstep of Harborne High Street. This deceptively spacious Victorian property has undergone superb renovation works to provide an immaculate combination of luxury contemporary living whilst retaining the properties original heritage and charm with a beautifully landscaped garden to the rear.

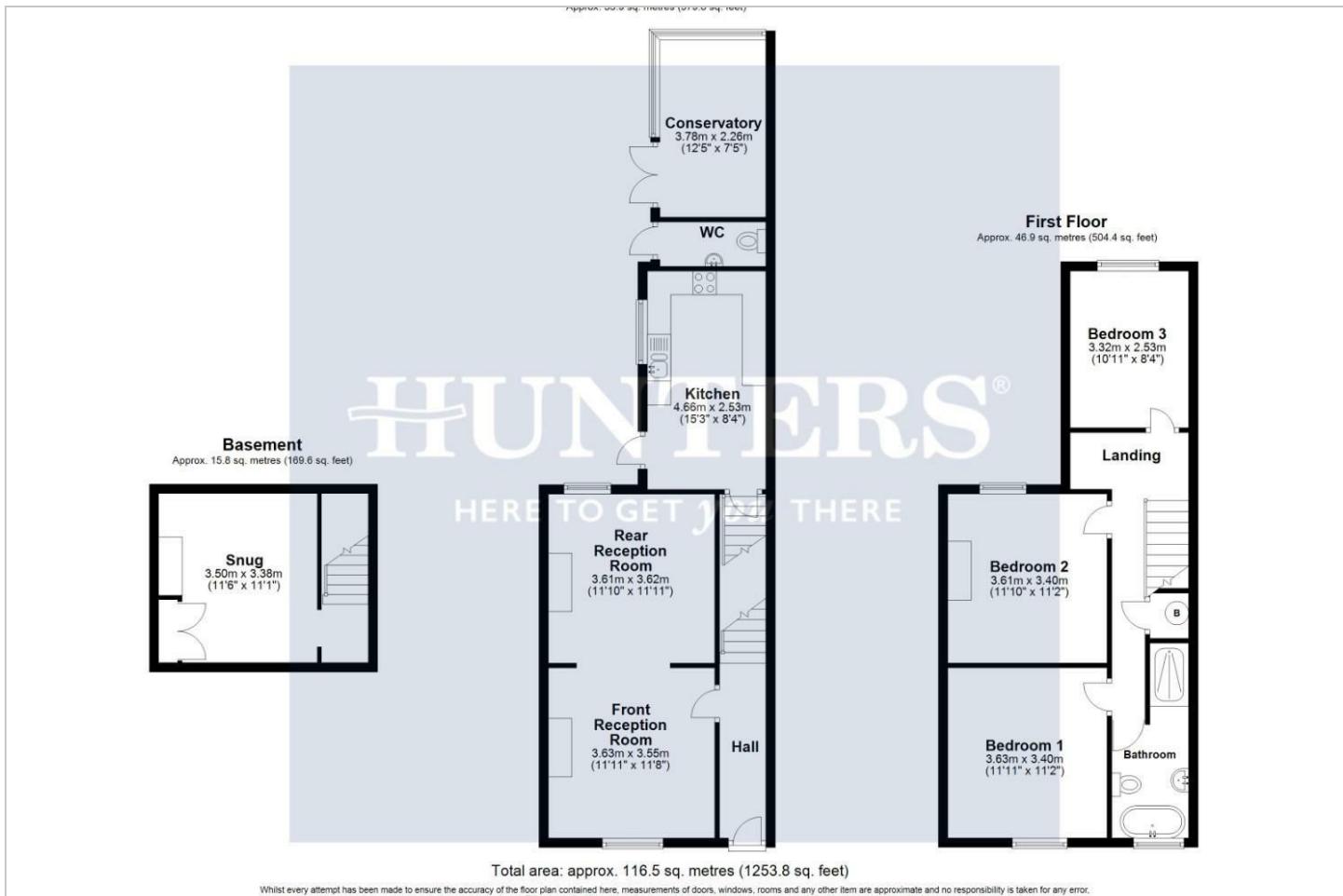
Set back elevated away from street level with a blue brick driveway providing space for two cars, the property is primarily double glazed with minimal single glazed units and provides gas central heating. As you enter the hardwood entrance door you are greeted by a welcoming hallway with decorative tiled flooring and staircase to the first floor. The through reception room provides spacious accommodation with ample space for both living and dining room furniture, including an exposed brick chimney and a secondary feature fireplace with a functional open-fire. Dual aspect windows provide plenty of natural light and this leads through to the kitchen at the rear of the property. The kitchen comprises wall and base level units with complimentary work surfaces and matching up-stand and breakfast bar area, with an integrated oven, gas hob and extractor fan and space for all other necessary kitchen appliances with access out to rear garden and a superbly fully-tanked cellar which can be used as a potential study, gym or to suit an individuals needs and requirements.

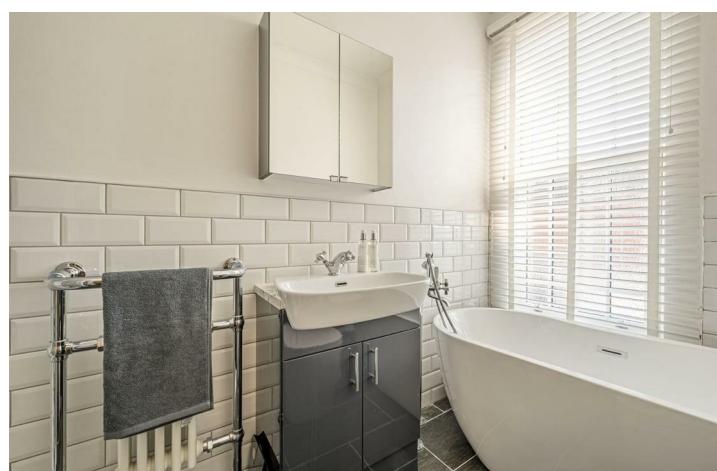
The upstairs accommodation provides a spacious landing with a large storage cupboard housing the central heating boiler. There are three good sized double bedrooms, and they are all complimented perfectly by a superbly designed and luxurious bathroom suite which comprises WC, vanity sink unit, freestanding bath with mixer taps and a separate walk-in shower cubicle with rain-fall shower.

The rear garden includes a side access and patio area that leads to a large lawn area with brick wall and hedge boundary and a garden shed, in addition there is an excellent partly tiled outside WC and conservatory which offers excellent space for the outside entertainment of guests.

The property is situated on this highly regarded road just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably St Marys, Harborne Primary and the Blue Coat school all within close proximity.

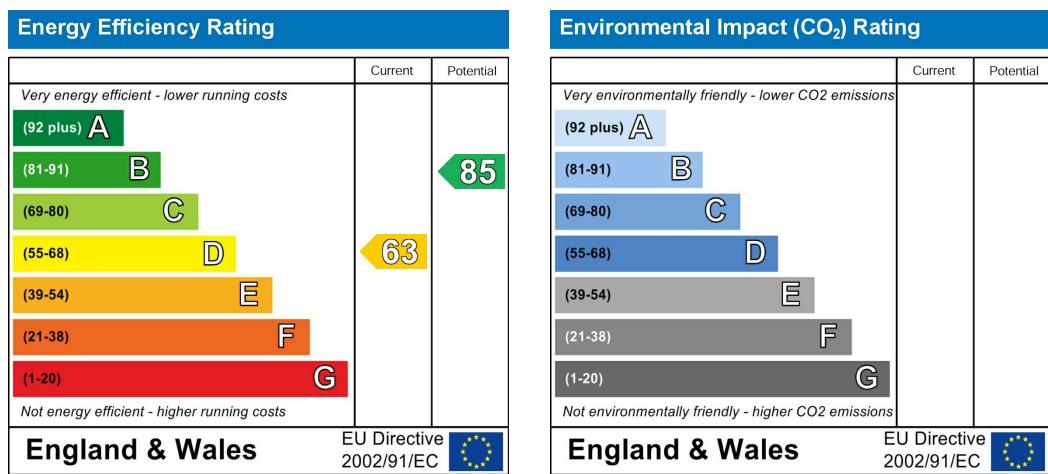
Floorplan







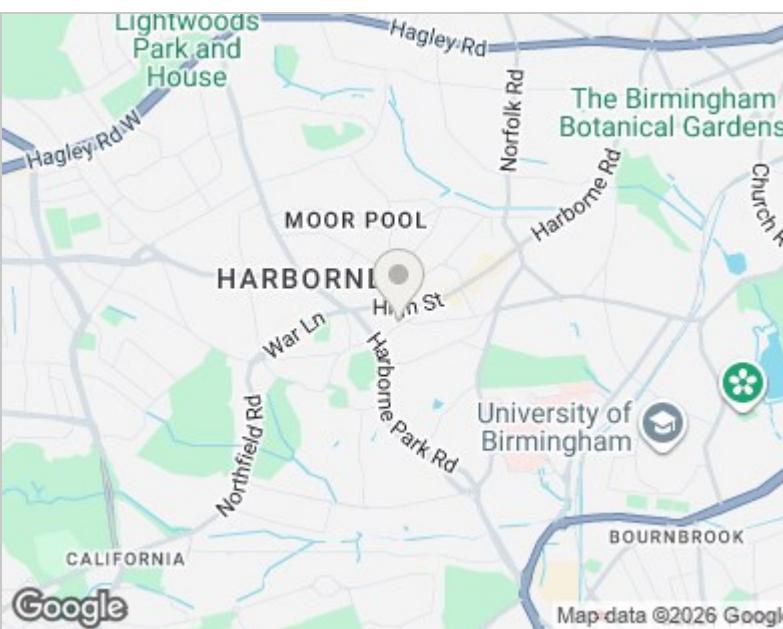
Energy Efficiency Graph



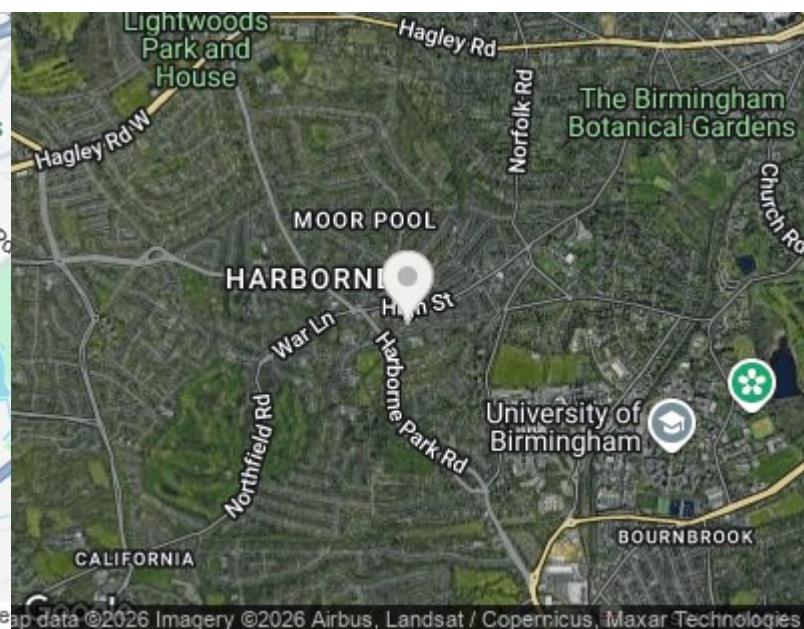
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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