





This impressive terraced home offers far more than first meets the eye, with over 1,600 sq ft of beautifully balanced living space arranged across three generous floors, plus cellar. Blending character, comfort and flexibility, it's an ideal choice for young families, professionals, or anyone seeking space to live, work and entertain with ease. The ground floor is perfectly suited to modern life, offering two separate reception rooms that provide excellent versatility — whether for cosy evenings, family living, a formal dining space or a home working set-up. To the rear, a substantial kitchen creates the true heart of the home, offering the space and layout to suit busy day-to-day living, while also lending itself effortlessly to entertaining.

Upstairs, the first floor hosts two well-proportioned bedrooms, including one with a private ensuite shower room, alongside a stylish family bathroom. The second floor is a real standout feature, with an impressive bedroom suite spanning the top level and complemented by a beautifully appointed bath ensuite, creating a private retreat. Outside, the property enjoys a private rear garden, ideal for relaxing, entertaining or family time. Further benefits include a particularly flexible cellar, which has been insulated and ventilated, offering an excellent additional multi-purpose room — perfect for storage, a gym space, hobby room or home office.

A superb home offering scale, flexibility and lifestyle appeal in one of Harborne’s most sought-after settings.

Area

This property enjoys an enviable position just moments from the vibrant heart of Harborne High Street, placing an excellent selection of independent cafés, popular restaurants and everyday amenities right on your doorstep. Well-regarded retailers including Waitrose and Marks & Spencer Foodhall are close at hand, making day-to-day living refreshingly convenient.

For professionals and commuters, the location is particularly well placed for Queen Elizabeth Hospital, the University of Birmingham and the wider Medical Quarter, while Birmingham city centre is easily accessible via excellent transport links and nearby arterial routes. The A38 provides straightforward access towards the M6 motorway network and Birmingham International Airport. Families are equally well catered for, with a superb range of schooling options nearby. These include the ever-popular Harborne Primary School, alongside highly regarded independent and secondary choices such as Edgbaston High School for Girls, The Priory School, the prestigious King Edward Foundation Schools, plus Hallfield Preparatory School, West House, The Blue Coat School and St George’s School.

Leisure and green space are also in abundance, with excellent local facilities including Harborne Pool & Fitness Centre, Harborne Golf Club, the Botanical Gardens, and a variety of nearby parks—ideal for weekend strolls, family time, or simply switching off.

Approach

Shared alleyway provide access to the front door leading into:

Hallway

Karndean wooden flooring, ceiling light point, stairs leading to first floor and doors to:

Living Room

Double glazed window to front elevation, ceiling light point with ceiling rose, ceiling coving, power points, radiator, fitted storage and shelving.

Dining Room

Karndean wooden flooring, log burner, radiator, ceiling light point with ceiling rose, ceiling coving, power points, fitted storage and shelving.

Kitchen

Breakfast Island, tiled flooring, marble effect worktop and to splash back areas, wall and base units, three 'Velux' sky lights, additional large sky light, ceiling spot lights, double glazed window to rear elevation, grilles French doors leading to rear garden, access to alley way via side door, two vertical radiators, space for appliances and integrated appliances including; 'Rangemaster Nexus Se' double oven, electric five ring hob with 'Rangemaster' extractor above, two 'CDA' wine coolers, 'Bosch' microwave, 'Hoover' dishwasher, 'Hoover' washing machine and tumble dryer.

Cellar

Carpeted, ceiling spot lights, double glazed window, insulated, ventilated, power points and houses gas metre.

First Floor Landing

Carpeted, ceiling light points, spot lights and wall light points with doors leading to:

Bedroom One

Double glazed window to front elevation, ceiling light point, carpeted, two fitted wardrobes, traditional fire place, power points and door leading to:

Ensuite

Tiled walls, low level WC, walk-in shower, wash hand basin, ceiling spot lights radiator and ceiling coving.

Bedroom Two

Double glazed window to rear elevation, two fitted wardrobes, ceiling light point, ceiling coving and power points.

Bathroom

Tiled flooring, partly tiled walls, ceiling spot lights, modern suite compromising of; walk-in shower, separate free standing bath with free standing tap with handheld hose, low level WC, floating vanity unit with contemporary wash hand basin, obscure double glazed window to rear elevation, wall mounted heated towel rail and gold themed detailing.

Bedroom Three

Located on second floor, three ceiling light points, two 'Velux' sky lights, power points, carpeted and door to:

Ensuite

Bath, wash hand basin, low level WC, ceiling light point and 'Velux' sky light.

Garden

Paved patio area, laid to lawn with paved steps to rear, fence and wall to borders.

### Further Details

Tenure:Freehold  
EPC: TBC  
Council Tax Band: E  
Utility supply, rights and restrictions:  
Broadband: FTTC  
Electricity supply: Mains supply  
Gas 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.





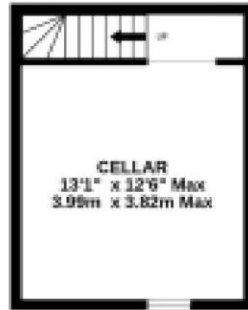




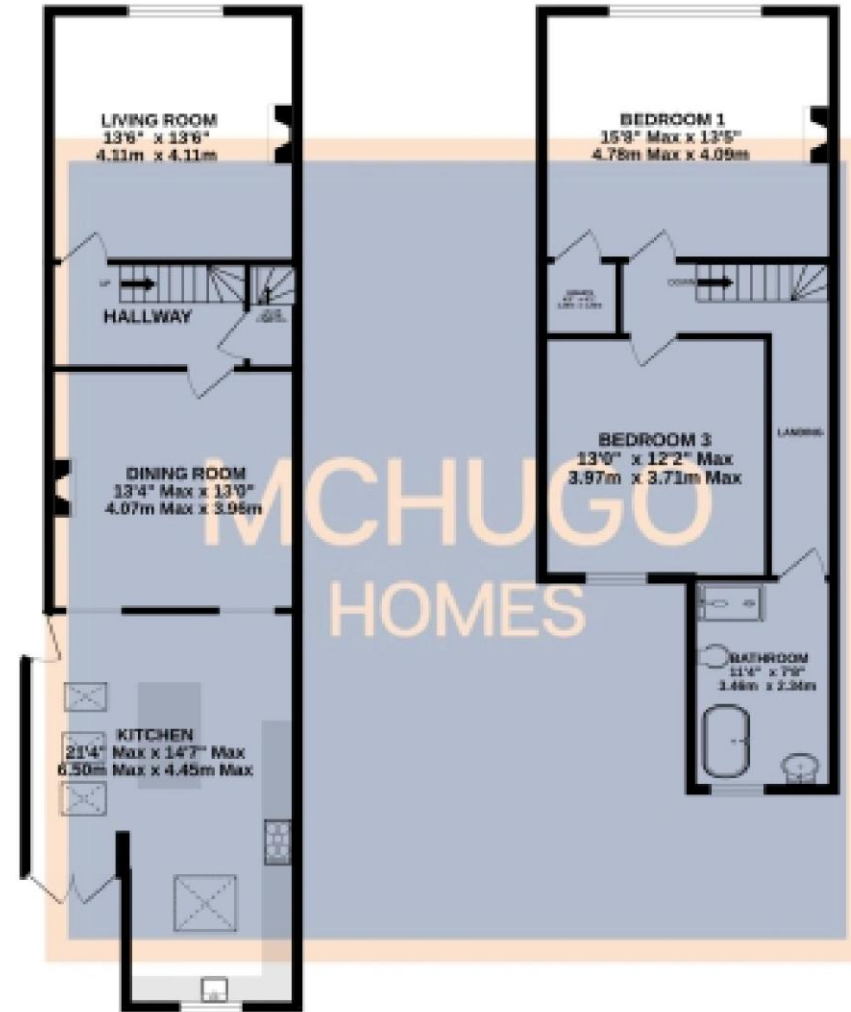




BASMENT  
139 sq.ft. (12.8 sq.m.) approx.



GROUND FLOOR  
591 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (54.5 sq.m.) approx.

2ND FLOOR  
522 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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