



## Copperbeech Close

Harborne, Birmingham, B32 2HT

Offers In The Region Of £450,000



- Fantastic Detached Corner-Plot in Quiet Cul-De-Sac Location
- Detached Garage and Off Street Parking for Multiple Cars
- Beautiful Large Rear Garden
- In Close Proximity to Harborne High Street and QE Medical Complex
- Four Generously Sized Bedrooms
- Potential for Further Extension Subject to the Relevant Planning Permissions
- Two Reception Rooms
- EPC Rating - D

# Copperbeech Close

Harborne, Birmingham, B32 2HT

Offers In The Region Of £450,000



A well presented detached corner-plot situated in this popular but quiet cul-de-sac location just on the edge of Harborne Village. This extremely spacious four double bedroom property has potential for further extension subject to the relevant planning permissions, with its large wrap-around garden, additionally benefitting from a detached garage and off-street parking for multiple cars.

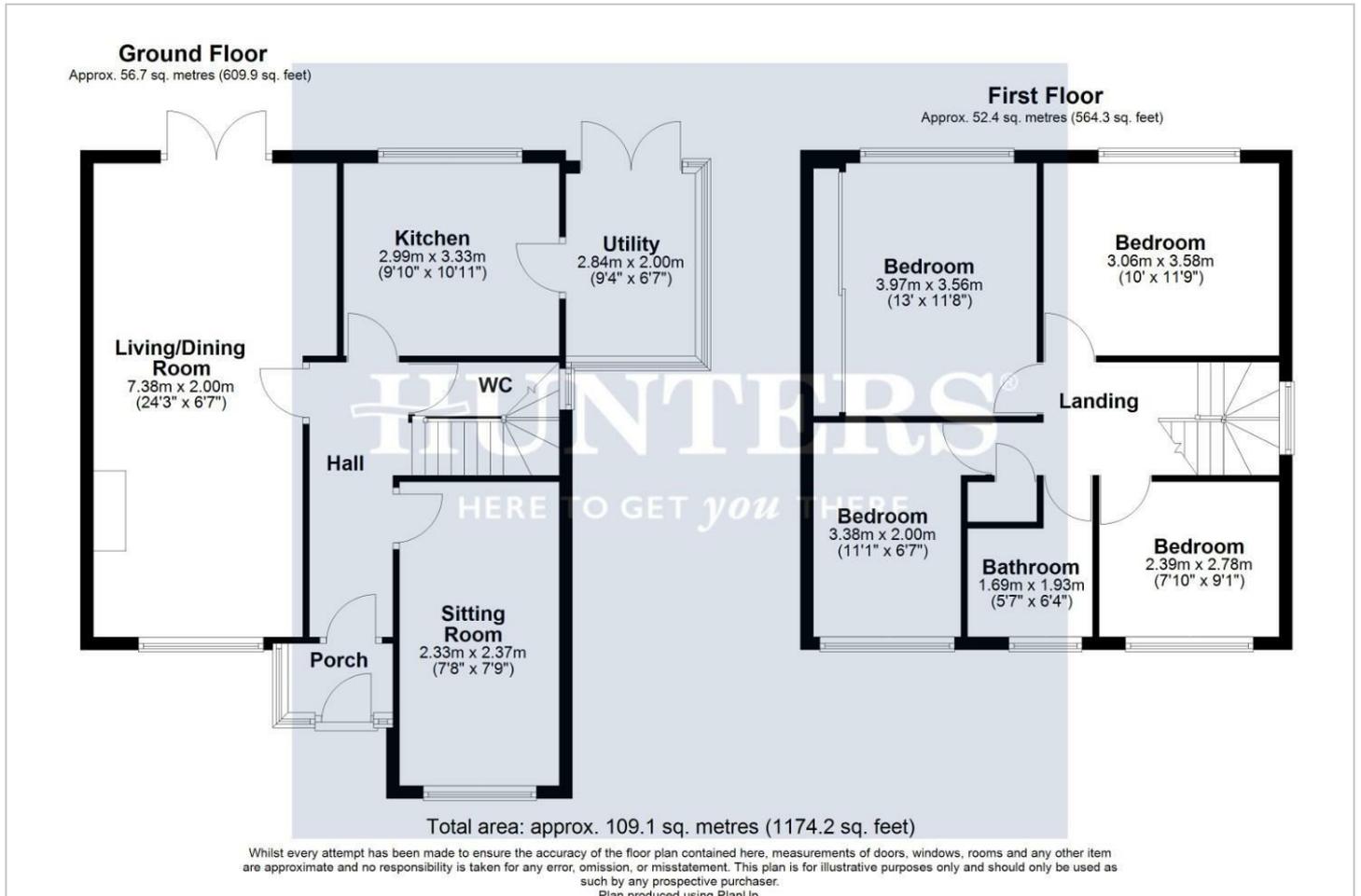
This fantastic property sits on a corner plot of approximately a quarter of an acre in total, with double glazing throughout and providing gas central heating. Set back from the road above street level with the large tandem driveway leading to the entrance, with a decorative front garden and mature evergreens secluding the property. A UPVC porch leads through to the main entrance hallway which provides staircase to the first floor, access into downstairs WC and all other ground floor accommodation. A spacious through lounge-dining room has dual aspect windows to the front with patio doors leading out to the rear garden at the back, in addition the integral garage has been historically converted for an additional reception space or even a downstairs bedroom. The spacious kitchen provides wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven and gas hob with extractor unit with space for dishwasher. A UPVC utility area to the side of the kitchen provides plumbing and power for all additional kitchen appliances with further storage, and also leading out to the rear garden.

To the first floor, the upstairs accommodation includes four good sized bedrooms, including a master room with fitted wardrobes, complimented by partly tiled shower-room comprising WC, vanity sink unit and shower cubicle with electric shower. A storage cupboard off the landing houses the central heating boiler.

The beautiful and spacious wrap-around garden provides fantastic outdoor space for families and guests, with a large lawn area, patio and two central rockeries, surrounded by a mature boundary full of plants, bushes and trees.

The property is situated just around the corner from the green grounds of Queens Park and the local shopping facilities available on Court Oak Road and Harborne High Street respectively, these include high street shops, award winning eateries and fantastic gastro-pubs providing something for everyone. Along with a fantastic school catchment the property also provides readily accessible transport services to the Queen Elizabeth Medical Complex, Birmingham City Centre and Birmingham University.

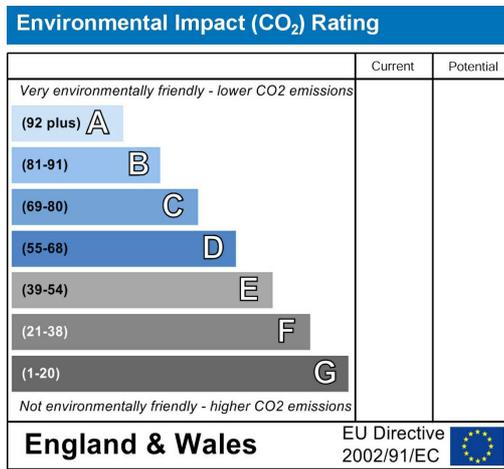
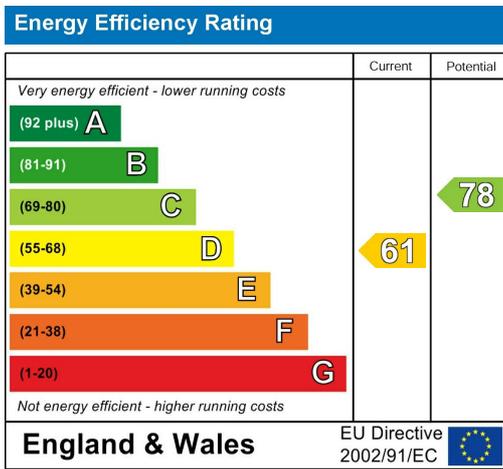
# Floorplan







### 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.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

