

# HUNTERS<sup>®</sup>

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## Vicarage Road

Harborne, Birmingham, B17 0SP

Price £375,000



- Beautifully Presented Victorian Terraced Home
- In Very Close Proximity to Harborne High Street
- Wonderful Panoramic Views to the Front Overlooking Harborne Church Farm Golf Course
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- Two Double Bedrooms
- Tastefully Modernised Throughout
- Beautifully Landscaped Nature Garden with High Spec Garden Office
- EPC Rating - D

Tel: 0121 647 4233

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Harborne, Birmingham, B17 0SP

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An immaculate and beautifully presented terraced home situated in this highly desirable location in close proximity to Harborne High Street, offering wonderful views across Harborne Church Farm Golf Course. This wonderful two bedroom property has been tastefully extended and modernised throughout whilst retaining its original character and features.

The property is set directly across the road from the golf course, set above street level with patio steps and pathway leading to the property entrance, with a mature front garden area that is easily maintained. The property has an entrance vestibule with a secondary glazed hardwood door leading into a useful separate hallway, providing useful storage space for coats and shoes. The door from the hallway leads you into a spacious through reception room which has been historically opened up to combine both front and rear reception rooms, providing space for both living and dining areas. The front reception area includes a front facing bay window with built-in seating and storage along with a feature exposed brick fireplace with a conventional log-burner inset with excellent built-in storage and shelving. The rear reception area includes patio doors out to the rear garden and access into the inner hallway which provides the staircase to the first floor and excellent storage space underneath. To the rear of the property is a fantastic extended kitchen breakfast room, with a vaulted ceiling and dual aspect windows and 'Velux' skylight providing plenty of natural light, with access to the rear garden and space for a small breakfast table and chairs. The fully integrated kitchen combines wall and base level units, with complimentary work surfaces and tiled splash-back. The integrated appliances include oven and microwave with a four ring gas hob and extractor, integrated fridge freezer, dishwasher and washer dryer.



The upstairs accommodation includes two very generously sized double bedrooms both including built-in storage, with the master room wonderfully designed with built-in wardrobes and again fantastic views over the golf course. They are complimented superbly by a refitted partly tiled bathroom suite complete with WC, pedestal wash hand basin and bath with separate shower cubicle, and a storage cupboard housing the central heating boiler.

The tiered garden to the rear has been beautifully landscaped and provides a beautifully secluded retreat with a real connection with the local wildlife, with seating area and a pathway leading up to a prominent raised decking area which catches plenty of sun and is the ideal place for a garden table and chairs. A good sized lawn space is in between with a selection of mature borders and shrubbery throughout. To the back of the garden is a timber framed garden office which includes light, electricity and internet connectivity, currently used as a work studio but can have a variety of uses dependent on an individuals needs.

The property is ideally positioned to a number of local amenities on the island of War Lane and Northfield Road, additionally Harborne High Street is in close proximity and provides all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Centre, University of Birmingham and Birmingham City Centre are all easily accessible with a choice of local transport facilities, and leisure facilities such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby, with Harborne Church Farm Golf Course literally on the doorstep. The school catchment provides an array of fantastic reputable infant and junior schools within the local area.

Floorplan



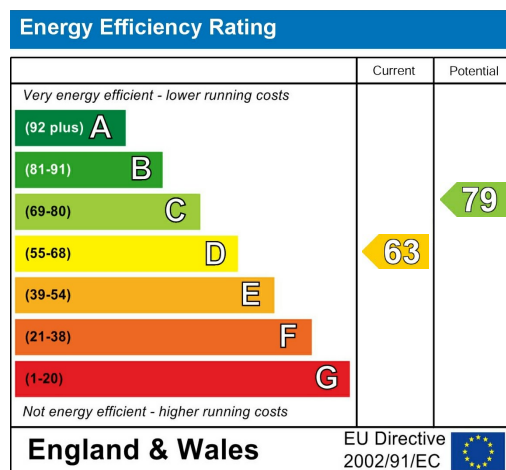








## Energy Efficiency Graph

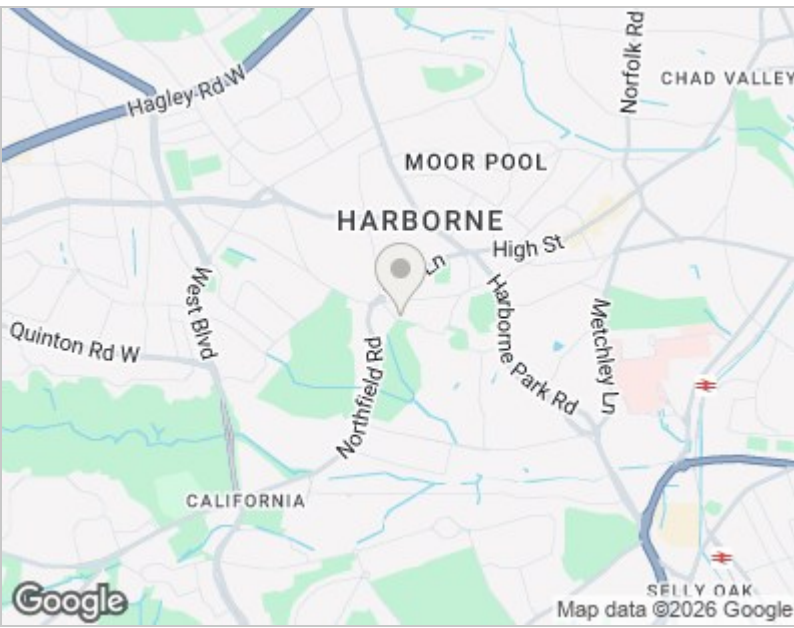


## Viewing

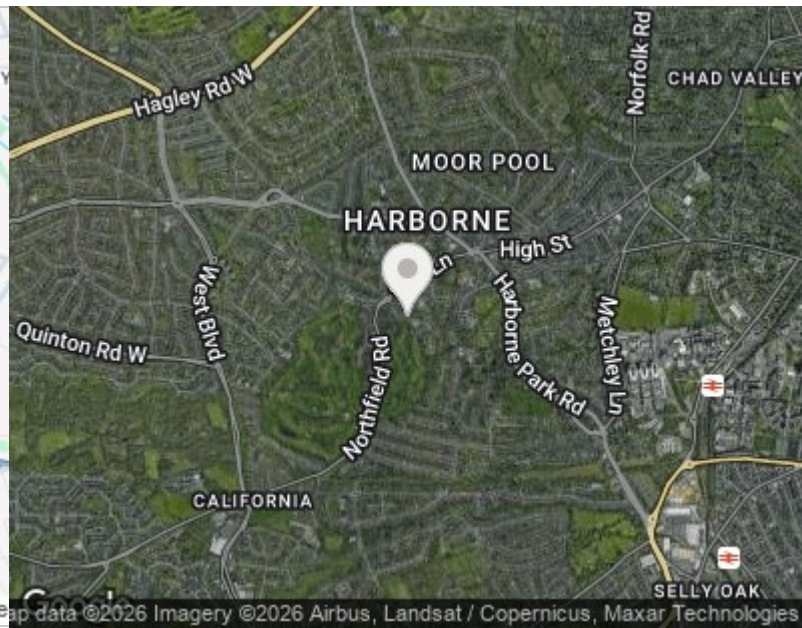
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



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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