



Hampton Court Road, Harborne B17 9AF



Property Description

Positioned within one of Harborne's most desirable residential locations, this beautifully presented two-bedroom terrace home combines period character with practical modern living, creating an excellent opportunity for first-time buyers, professionals or those looking to enjoy everything Harborne has to offer. The property is introduced via an enclosed porch, providing a welcoming entrance before leading into a bright and spacious front reception room. Filled with natural light, this inviting space offers an ideal setting for everyday living and relaxation. To the rear, a second reception room provides excellent versatility, serving equally well as a dining room, family room or additional sitting room, whilst creating a natural flow through to the fitted kitchen. The kitchen is appointed with a range of wall and base units, offering ample storage and preparation space together with direct access to the rear garden. The first floor comprises two generously sized bedrooms, both offering comfortable and flexible accommodation, whether for family living, guests or home working. These are served by a beautifully appointed contemporary family bathroom, finished with a stylish modern suite. Externally, the property enjoys an attractive rear garden, providing a pleasant outdoor space to relax and enjoy throughout the year. Beautifully maintained throughout and retaining an abundance of character, this delightful home offers well-balanced accommodation in a highly sought-after Harborne setting, presenting an excellent opportunity to acquire a charming period property close to the area's outstanding amenities.

Area
Hampton Court Road occupies a highly desirable position within Harborne, just off Court Oak Road and only moments from the beautiful Queen's Park, one of the area's most cherished green spaces. Offering open parkland, children's play facilities, tennis courts and attractive walking routes, it provides an excellent setting for recreation and family life. Harborne High Street is within easy walking distance, renowned for its vibrant village atmosphere, independent cafés, restaurants and everyday shopping facilities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital Birmingham, the University of Birmingham and the wider Medical Quarter are all conveniently accessible, while Birmingham city centre is well connected via excellent road and public transport links. Families benefit from a superb choice of highly regarded schools across Harborne and Edgbaston, including The Priory School, Hallfield School, The Blue Coat School, Edgbaston High School for Girls and the King Edward Foundation Schools. Leisure facilities including Harborne Pool & Fitness Centre, Harborne Golf Club and Edgbaston Priory Club are also all within easy reach.

Approach

Brick paved frontage with step leading to:

Porch

PVC and double glazed built, laminate flooring and door to:

Sitting/Dining Room

Double glazed bay window to front elevation, laminate flooring, radiator, ceiling light point with ceiling rose, ceiling coving and power points.

Living Room

Double glazed door leading into rear garden, stairs to first floor, traditional fireplace feature, ceiling coving, ceiling light point with ceiling rose, wooden flooring and power points.

Kitchen

Wall and base mounted units, sink with drainage area and mixer tap above, integrated dishwasher and microwave, space for further appliances, ceiling spotlights, two double glazed windows to side elevation, double glazed French doors leading into rear garden, radiator and power points.

Landing

Carpeted, ceiling light point, ceiling coving and doors to:

Bedroom One

Carpeted, two double glazed windows to front elevation, ceiling light point, ceiling coving, radiator and power points.

Bedroom Two

Carpeted, double glazed window to rear elevation, radiator, ceiling light point, ceiling coving and built in storage.

Bathroom

Tiled flooring, part tiling to walls, built-in storage, walk-in corner shower with rainfall shower hose and wall mounted taps above, low-level WC, freestanding bath with telephone style handheld shower hose and taps above, wash hand basin, radiator, ceiling spotlights and double glazed window to rear elevation.

Garden

Paved patio area, steps leading laid to lawn, fences to borders and rear gate to shared access.

Further Details

Tenure: Freehold, Council Tax Band: C, 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

Further Details

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.









Key Features:

- Two reception rooms
- Two bedrooms
- Contemporary bathroom
- Fitted kitchen
- Landscaped rear garden
- Well presented throughout
- Ideal first purchase
- Front porch
- Harborne location
- Close to Queen's Park

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