



Gillhurst Road

Harborne, Birmingham, B17 8QS

Offers In The Region Of £960,000



- Modern Detached Residence in Prestigious Location in Harborne
- Designed and Built by Current Owner Occupier in 2005
- Secluded Low Maintenance Rear Garden
- No Upward Chain
- Five Bedrooms - Three Bathrooms
- Securely Gated Driveway and Garage
- Excellent Access to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - C

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An immaculate modern detached residence situated on this prestigious road in Harborne. Designed and built by the current owner in 2005, this wonderful five bedroom home offers 2163sqft of luxurious family living with an array of high quality fixtures and fittings, additionally benefitting from a securely gated driveway for a number of cars with an integral garage. Being Sold with No Upward Chain.

The property has double glazing throughout with gas central heating, set back well away from the road with the large driveway leading to the garage and property entrance. Double glazed front doors lead into an entrance vestibule with storage and secondary double hardwood doors leading into a grand centrally positioned hallway with porcelain tiling and underfloor heating throughout the ground floor. The hallway provides the staircase to the first floor and access to a partly tiled downstairs WC with internal garage access also. A formal front reception room includes bay window with fitted shutter style blinds and a feature marble fireplace. A smaller second reception room is the perfect study or home office, and at the rear of the property stretching across the entire width, is an open-plan kitchen living space, offering ample space for both living and dining room furnishings with patio doors leading out to the rear garden. The kitchen area comprises wall and base level units with granite worktops and tiled splash-back, with Rangemaster style oven and hob with extractor above, integrated microwave grill, dishwasher and space for American style fridge freezer.

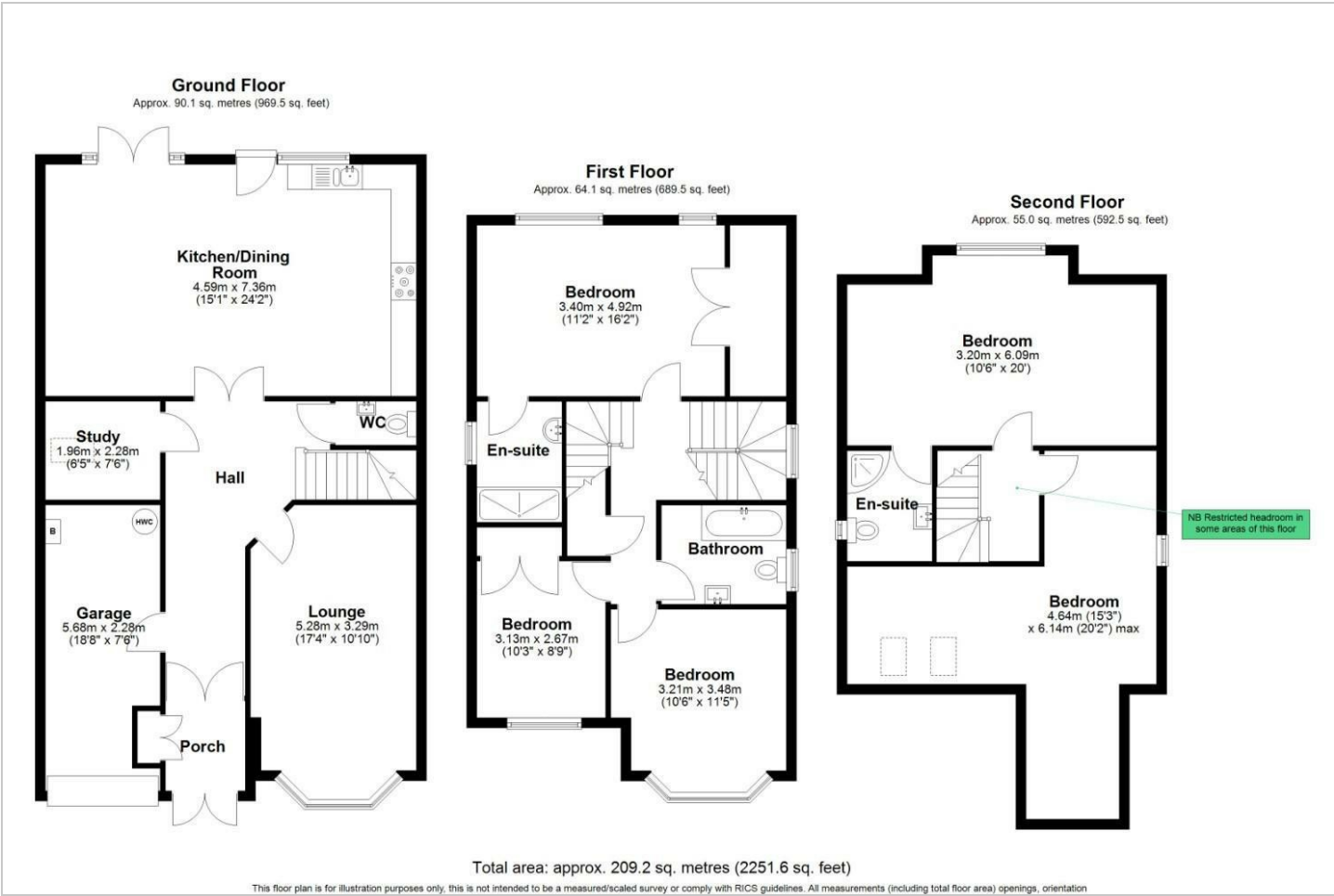
The upstairs bedroom accommodation is spread across two floors, with a spacious and airy landing area providing access into three generously sized bedrooms, including a master bedroom with built-in wardrobes and a fully tiled en-suite comprising WC, wash hand basin and walk-in shower cubicle with power shower. The family bathroom to this floor comprises WC, vanity sink unit and Jacuzzi bath with separate shower.

The second floor provides access into two further spacious double bedrooms, one with another en-suite shower room comprising WC, vanity sink unit and walk-in power shower cubicle. The upstairs maximizes space in the eaves where possible, providing excellent accessible storage throughout the home.

The garage provides an electric roller shutter door, with additional work surfaces and sink unit, space and plumbing for washing machine and tumble dryer, whilst also housing the 'Worcester Bosch' central heating boiler and hot water cylinder. A landscaped and superbly maintained rear garden completes the property and includes patio area with centrally positioned lawn space, with surrounding pebble border and decking area with garden shed.

Gillhurst Road is a truly prestigious and sought after location within Harborne Village. Conveniently situated within close proximity to Harborne High Street offering excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls to name but a few. Local recreational amenities include Edgbaston & Harborne golf clubs, The Edgbaston Priory & Edgbaston Archery tennis clubs, with the world renowned Edgbaston cricket ground playing host to international cricket tournaments and Birmingham Botanical Gardens also nearby to be enjoyed. Furthermore the location is also ideal for commuting with easy access into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex.

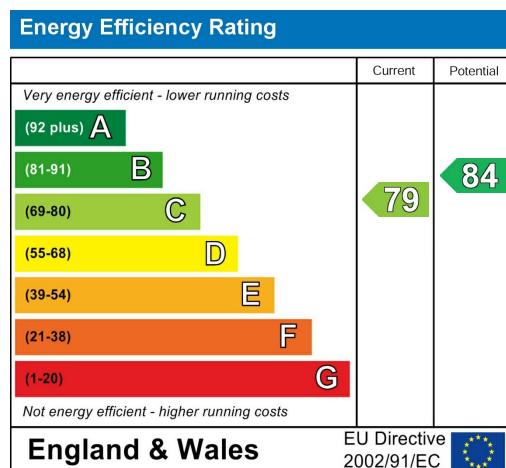
Floorplan







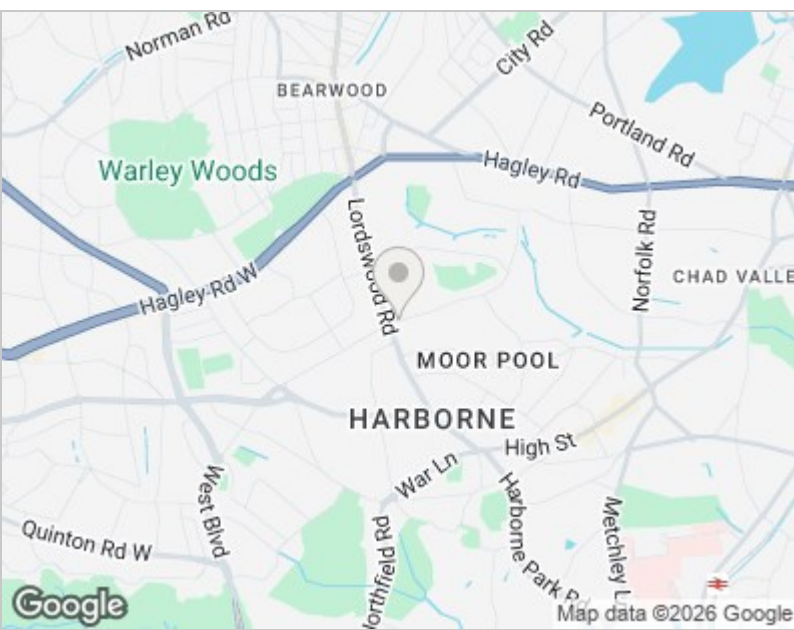
Energy Efficiency Graph



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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