



MCHUGO
HOMES

Gilhurst Road, Harborne B17 8PG



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Property Description

Positioned on the prestigious Gillhurst Road within Harborne, this exceptional two-bedroom linked detached residence has been thoughtfully renovated throughout by the current owners, creating a beautifully finished home of impressive style and quality. With its attractive chalet-style design and carefully considered layout, the property offers a unique blend of character and contemporary living.

The ground floor is introduced via a welcoming entrance hallway, providing access to the integral garage and leading through to the stunning open-plan kitchen and living space - undoubtedly the heart of the home. Finished to a superb standard, the kitchen offers sleek cabinetry, quality fittings and a refined finish throughout, seamlessly connecting to the living area ideal for both everyday living and entertaining.

To the rear, the orangery provides an additional reception space flooded with natural light and enjoying attractive views across the landscaped rear garden, creating a peaceful setting to relax throughout the year. The ground floor further benefits from a guest bedroom and convenient downstairs WC.

Upstairs, the impressive main bedroom is complemented by a luxurious bathroom suite featuring a freestanding bath, separate walk-in shower and elegant contemporary finishes, creating a calming and beautifully designed space.

Externally, the landscaped rear garden has been thoughtfully arranged to provide a private outdoor retreat, ideal for relaxing and outdoor dining during the warmer months.

Combining high specification interiors, unique architectural style and one of Harborne's most sought-after locations, this is a rare opportunity to acquire a truly standout home.

Area

Gillhurst Road occupies a prime and highly sought-after position within Harborne, offering immediate access to the excellent amenities of Harborne High Street whilst benefiting from superb connectivity across Birmingham. Renowned for its vibrant village atmosphere, Harborne offers an excellent selection of independent cafés, popular restaurants and everyday shopping facilities, including Waitrose and Marks & Spencer Foodhall.

The location is particularly well suited to healthcare professionals and academics, with the Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter all within easy reach. Birmingham city centre is readily accessible via strong road and public transport links, while nearby access to the A38 and M5 motorway network provides convenient travel further afield, including connections towards the M6 and Birmingham International Airport.

Families are exceptionally well catered for with a wide range of highly regarded schooling options nearby, including Harborne Primary School alongside respected independent and secondary schools such as Edgbaston High School for Girls, The Priory School and the King Edward Foundation Schools.

Leisure and recreational facilities are plentiful, with Harborne Pool & Fitness Centre, Harborne Golf Club and Edgbaston Priory Club all close by, while nearby green spaces including the Botanical Gardens and Martineau Gardens further enhance the area's strong lifestyle appeal.

Approach

Feature planting bed, gravel driveway leading to electric roller garage door and front door to:

Hallway

Engineered wood flooring, radiator, ceiling spotlights, storage cupboard, stairs to first floor and doors leading into:

Kitchen/Living Area

Engineered wood flooring continued, double glazed French doors leading to rear garden, breakfast island with five ring induction hob, extractor fan and seating area, corrian work surface, double 'Blanco' sink with mixer tap and instant hot water tap, integrated appliances include; 'De Dietrich' double oven with warming/proving drawer below, full size fridge and separate freezer and 'SIEMEN' dishwasher, ceiling spot lights, power points, open plan into living area, built in real flame gas fire in media wall, built in speaker, amp sockets, wiring for 5.1 surround sound system, two vertical radiators and double glazed bi fold doors to:

Orangery

Engineered wood flooring continued, double glazed bifold doors to rear leading into garden, double glazed windows to side elevations, skylight, ceiling spot lights and power points.

Bedroom Two

Engineered wood flooring, double glazed window to front elevation, radiator, ceiling spotlights and power points.

WC

Porcelanosa tile flooring, tiling to splashback areas, double glaze obscure window to front elevation, low level WC, wash hand basin within vanity unit, wall mounted heated towel rail and ceiling spotlights.

Garage

Houses boiler, electric roller garage door and power points.

Landing

Carpeted, ceiling spot lights, power points, built in storage, door to utility room which has space and plumbing for appliances, loft hatch for access to the loft via a pull down ladder to fully insulated and border loft area and doors to:

Bathroom

Porcelanosa tiled flooring, underfloor heating, free standing bath with mixer tap and handheld hose, walk in shower, low level WC, wash hand basin within floating vanity unit & illuminated mirror, chrome wall mounted cabinet, double glazed obscure window to front elevation, shaver power point and ceiling spotlights.

Bedroom One

Bamboo flooring, air conditioning unit, double glazed window to rear elevation, ceiling spotlights, built in wardrobes with sliding doors frontage, tall radiator and power points.

Garden

Landscaped garden with feature planting beds to borders, large paved patio area for entertaining and surrounded by greenery.

Further Details

Tenure: Freehold
Council Tax Band: E
EPC: TBC

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply

Other information
Construction materials: Rendered
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.

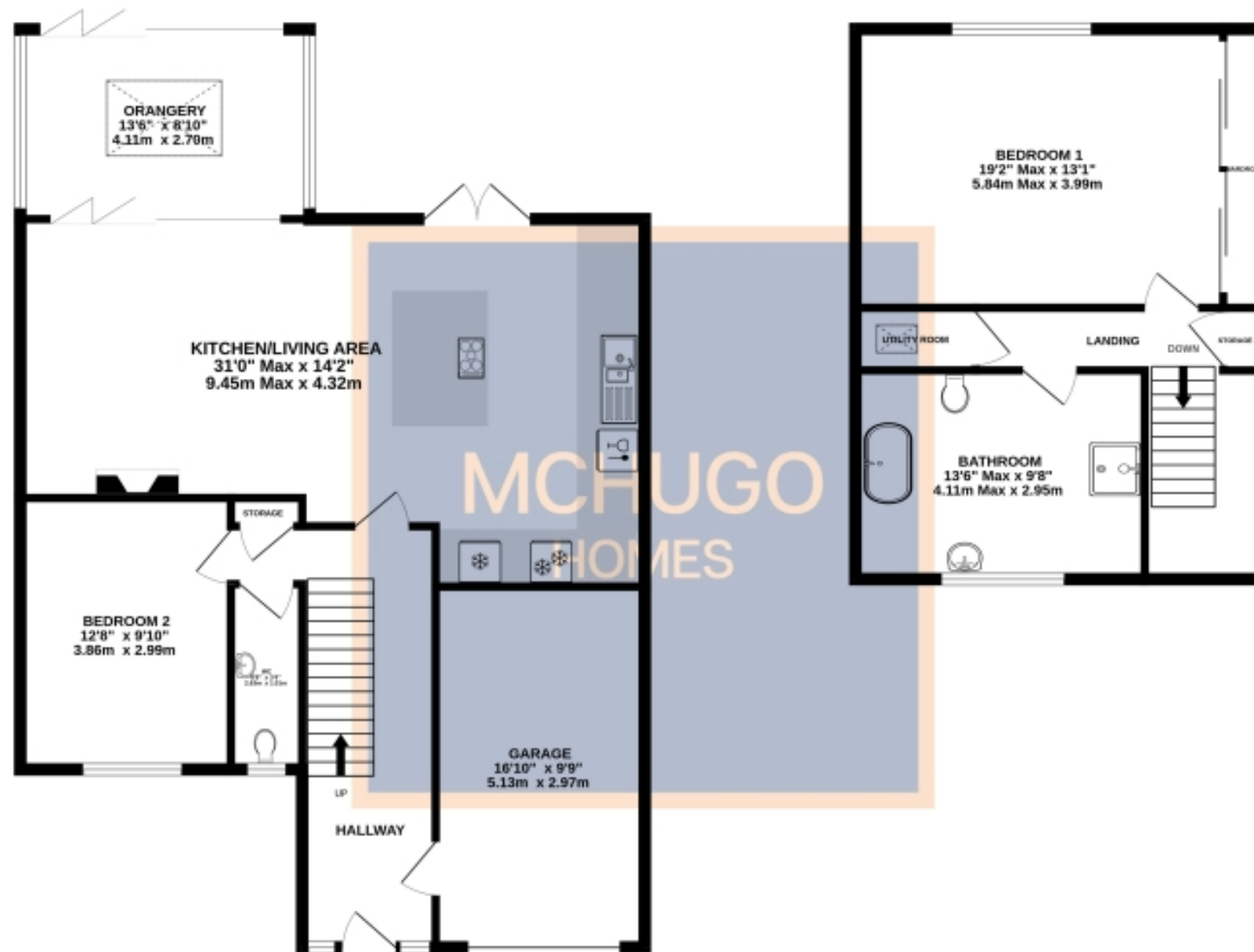






GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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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Key Features:

- Linked detached
- Chalet-style home
- Two bedrooms
- Renovated throughout
- Open-plan living
- Orangery space
- Luxury bathroom
- Landscaped garden
- Garage access
- No upward chain

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