



**High Brow, Harborne B17 9EN**  
**£800,000**



**MCHUGO**  
**HOMES**

## **Entrance Hall**

Stairs leading to first floor, radiator, ceiling light point, and doors to:

## **Living Room**

Double glazed window to front elevation, wooden flooring, bespoke fitted cabinetry offering shelf storage, radiator, ceiling light point, power points and log burner.

## **WC**

Double glazed window to front elevation, ceiling light point, wash hand basin with built in cabinet below and tiles to splash back area, low level WC, radiator and houses the fuse board.

## **Multi Purpose Room**

Double glazed window to side elevation, carpet, radiator, power points, ceiling light point and built in storage. Currently used as a study/home office area.

## **Inner Hallway**

Ceiling light point, radiator, leads into kitchen and door to:

## **Utility**

Tiling to splash back areas, wall and base units, plumbing for appliances, power points, ceiling light points and houses the boiler.

## **Kitchen/Dining Room**

Modern contemporary fitted kitchen with wall and base units, integrated appliances including; two fridges, freezer, electric four ring hob with extractor hood above, 'Beko' dishwasher and 'Bosch' double oven, sink with drainage area and mixer tap above, underfloor heating, tiling to splash back areas, ceiling spot lights, double glazed bi-fold doors leading to rear garden, two ceiling sky lights, power points and kitchen Island. Opening to:

## **Family Room**

Double glazed bi-fold doors leading to rear garden, ceiling spot lights, tiled flooring with underfloor heating, two sky lights, power points, double glazed obscure door leading to the front of the property and door leading to:

## **Shower Room**

Double glazed obscure window to rear elevation, wash hand basin, low level WC, walk in shower, ceiling light point, wall mounted heated towel rail.

## **Landing**

Ceiling spot lights, carpeted, double glazed window to side elevation and doors to:

## **Bedroom Two**

Double glazed window to rear elevation, ceiling light point, carpeted, radiator, power points and door to:

## **Ensuite**

Walk in shower, wash hand basin, low level WC, tile flooring, wall tiles to splash back areas, ceiling spot lights and radiator.

## **Bedroom Three**

Double glazed window to rear elevation, ceiling light point, carpeted, radiator and power points.

## **Bedroom Four**

Double glazed window to front elevation, ceiling light point, carpeted, radiator and power points.

## **Bathroom**

Decorative double glazed window, wash hand basin, low level WC, bath, tiles to splash back areas, wooden flooring, ceiling spot lights and wall mounted heated towel rail.

## **Master Bedroom**

Stairs leading from first floor, two 'Velux' sky lights, ceiling spot lights, built in wardrobes, drawers and further Eaves storage, radiator, double glazed window to rear elevation, power points and open plan design leading to:

## Ensuite

Two contemporary counter top basins on a marble effect counter top with storage below, tiling to splash back areas, wall mounted towel rail, 'Velux' sky light, low level WC, free standing bath with handheld hose and tap consisting of matte black finishings and ceiling spot lights.

## Rear Garden

Paved patio area with steps leading to the lawn area, hedges and fence to boundaries with mature trees and shed to the rear of the garden for multi purpose use.

## Further Details

Tenure: Freehold

Council Tax Band: D

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



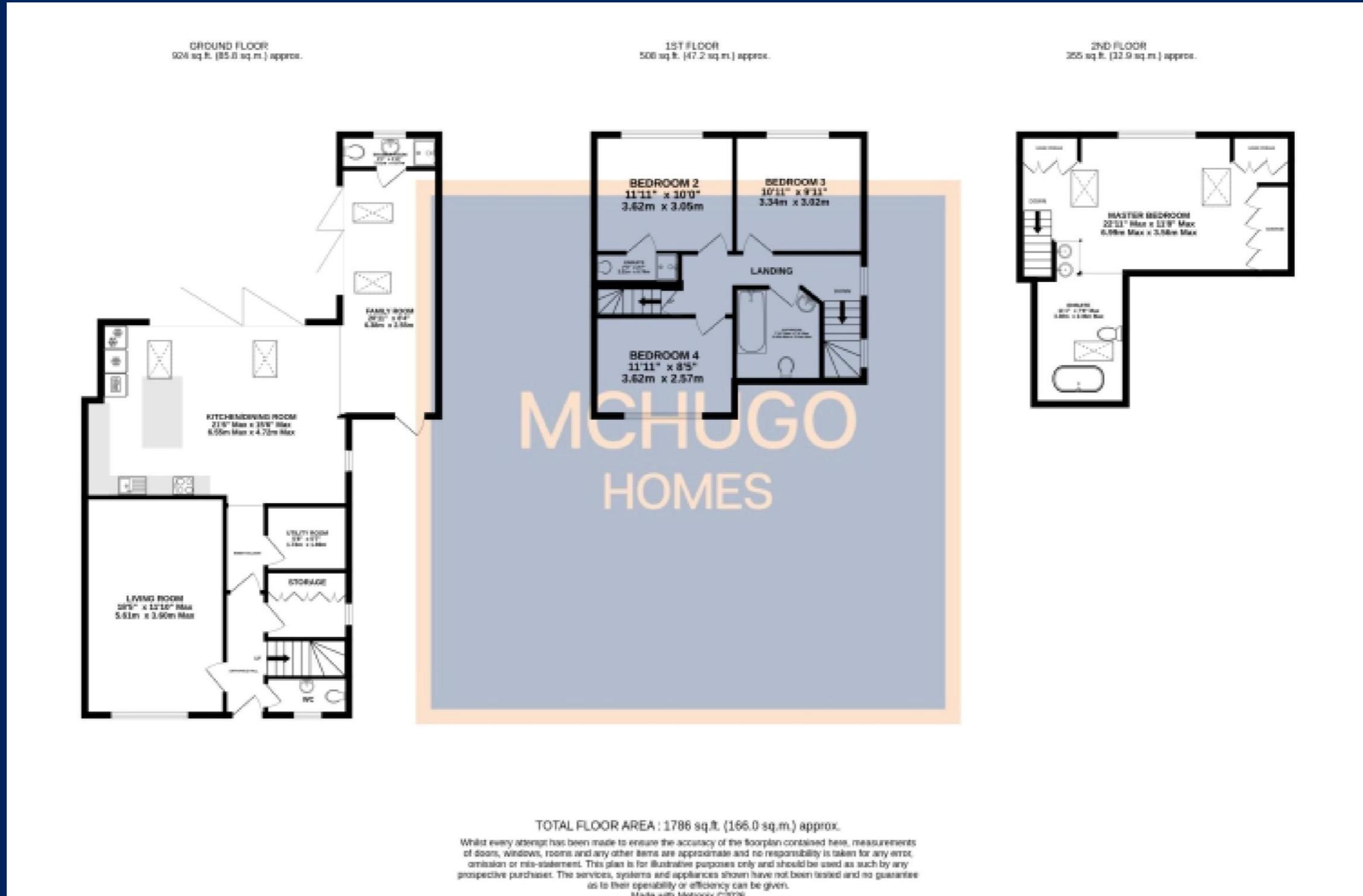
## Disclaimer

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.







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