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Regent Road

Harborne, Birmingham, B17 9JU

Offers In The Region Of £400,000

4 1 3 D

- Wonderful Edwardian Terraced Home in Central Harborne
- Retained Character and Original Features Throughout the Property
- Spacious Refitted Bathroom Suite
- Excellent Access Links to QE Medical Complex and Birmingham University
- Four Generously Sized Bedrooms
- Three Reception Rooms
- Beautifully Maintained Mature Rear Garden
- EPC Rating - D

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An immaculately maintained and deceptively spacious Edwardian home situated in this Central Harborne location within immediate proximity of the High Street. Set over three floors, this excellent four bedroom period home retains a wealth of original character and period features throughout with well proportioned accommodation ideal for families.

The property had undergone some energy efficiency improvements which includes FENSA certified double glazing throughout and gas central heating. Set back from the street via a decorative front courtyard with pathway leading to the property entrance and into the main hallway. The entrance hallway provides a staircase to the first floor and access into the traditional front and rear reception rooms. The cosy front reception room includes a bay window and an array of fitted storage and shelving. The rear reception room includes a feature stone fireplace with gas fire, and a spacious under-stairs storage cupboard with lift-up door leading down to the cellar.
A third reception room provides space for dining and has access to the rear garden, leading directly through to the kitchen which comprises wall and base level units with complimentary work surfaces and tiled splash back areas, with integrated oven , electric hob and extractor unit with space for other freestanding kitchen appliances.
A separate utility overlooks and offers access to the rear garden, with additional work surfaces and space and plumbing for a washing machine, with a WC completing the ground floor.

Upstairs to the first floor are two generously sized double bedrooms with a beautifully refitted bathroom suite comprising WC, large vanity sink unit, bath with separate shower cubicle and built-in storage which houses the central heating boiler. The landing area has further useful storage and staircase up to the second floor which houses a further two double bedrooms, both with further built-in storage.

Outside, the mature rear garden has patio area to the side and rear of the property with lawn space and a variety of mature plants and bushes throughout, with summer house and rear gated access to the rear.

The property is ideally located in the heart of Harborne Village, providing excellent links to Queen Elizabeth Medical Complex, University of Birmingham and Birmingham City Centre. The High Street provides a whole host of award winning restaurants, pubs and eateries. Additionally, local shops and transport links are within close proximity and provide an added convenience and easy commute to key points of interest. The property is also superbly positioned within the catchment area of excellent local primary schools most notably the sought-after Harborne Primary and Chad Vale Schools.

Floorplan


Utility
WC
Kitchen
2.68m (8'10") max
x 2.13m (7')
Dining Room
3.56m x 2.13m
(11'8" x 7')
Lounge
3.74m x 4.16m
(12'3" x 13'8")
Library
3.32m x 3.06m
(10'11" x 10')
First Floor
Approx. 41.5 sq. metres (447.0 sq. feet)
Bathroom
3.56m (11'8") max
x 2.13m (7')
Bedroom
2.93m x 3.27m
(9'7" x 10'9")
Bedroom
3.40m x 4.16m
(11'2" x 13'8")
Second Floor
Approx. 25.5 sq. metres (274.8 sq. feet)
Bedroom
2.17m (7'1")
x 4.05m (13'3") max
Bedroom
2.32m x 3.89m
(7'7" x 12'9")
Store
Total area: approx. 118.3 sq. metres (1273.3 sq. feet)
This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area


47











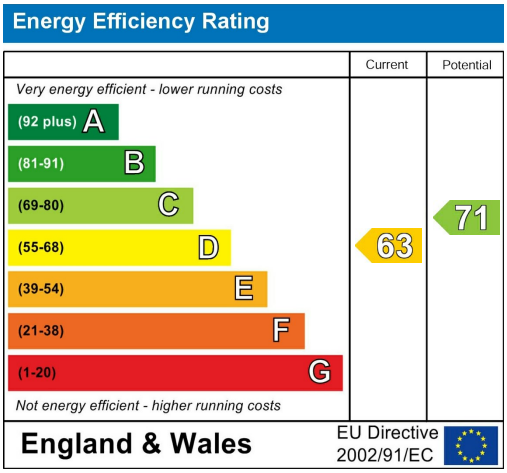


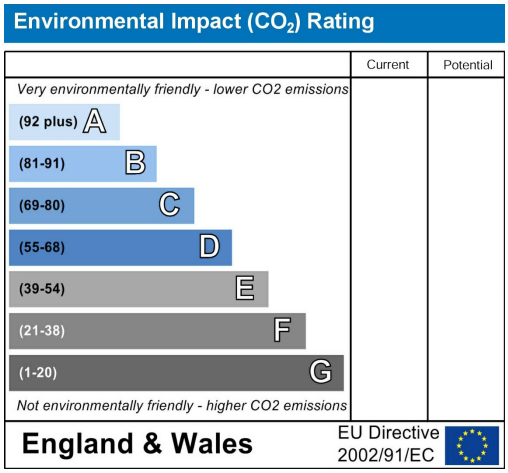


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Energy Efficiency Graph

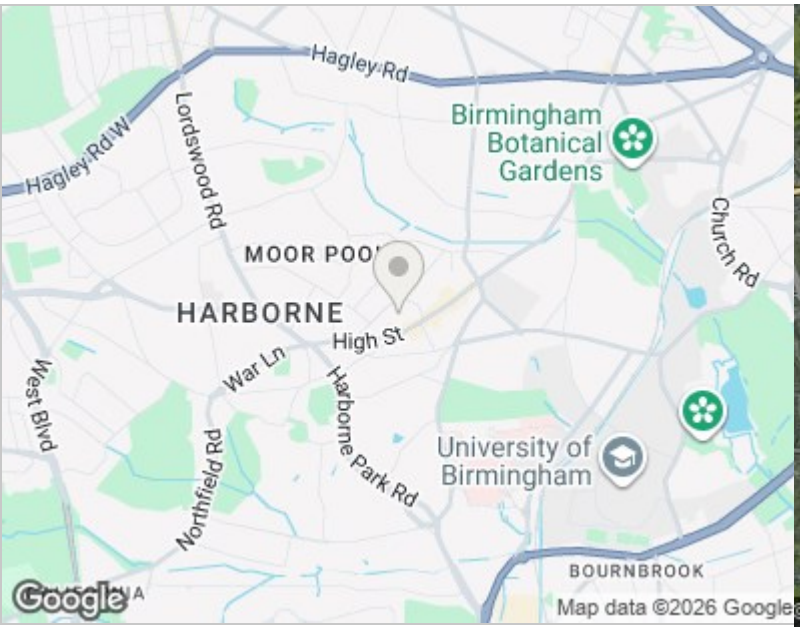




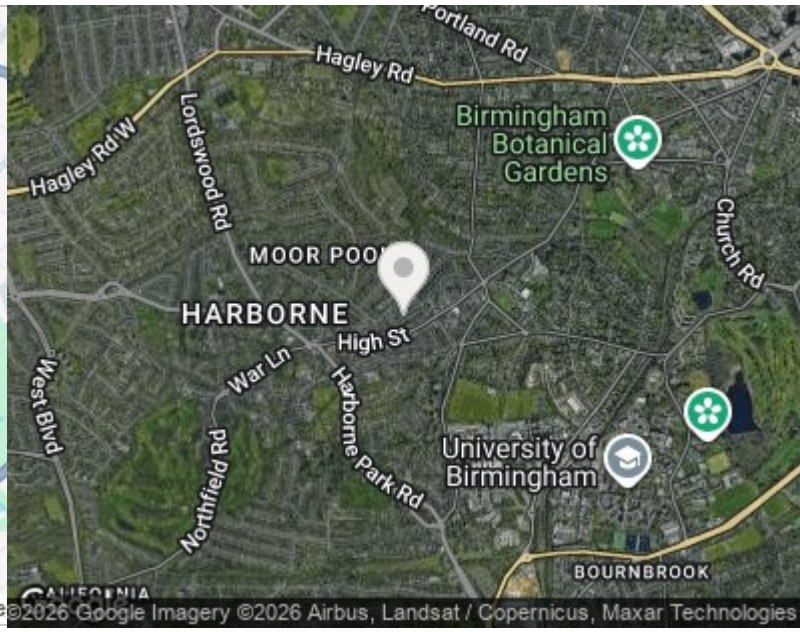
Viewing

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





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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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The Property Ombudsman