



Park Hill Road

Harborne, B17 9HE

Offers In The Region Of £425,000



- Immaculately Refurbished Two/Three Bedroom Victorian Terraced Home
- Three Double Bedrooms with Built-in Wardrobes (One on Ground Floor)
- Landscaped Rear Garden
- No Upward Chain
- Excellent Location in the Heart of Harborne Village
- Fully Fitted Breakfast Kitchen with Integrated Appliances
- Fantastic Access Links To QE Medical Complex and Birmingham University
- EPC Rating - C

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An immaculately presented and extended Victorian terraced home situated in this wonderful location in the heart of Harborne Village. Refurbished throughout and finished to the highest standard, this three bedroom mid-terraced property provides excellent accommodation in a sought after location with a host of high specification fixtures and fittings throughout. Being Sold with No Upward Chain.

The property is set back from the road via an enclosed front courtyard, with block paved patio and a pathway leading to the property entrance. As you enter through the composite entrance door, the vestibule leads into the entrance hallway with parquet flooring and access into the third bedroom positioned on the ground floor which could also be suited to a home office/studio or traditional front reception room, complete with bay window and high quality oak storage with automatic LED lighting. The reception room towards the rear of the property includes the staircase to the first floor and rear garden access with some built-in storage. At the rear of the property an extended fully fitted kitchen comprises wall and base level units with granite work surfaces and a matching breakfast bar area, with a free-standing "Rangemaster" oven with 5 ring induction hob and extraction unit above, other fully integrated appliances include 'Liebherr' fridge and freezer, 'Miele' dishwasher, washing machine and tumble dryer and there is also access to a ground floor WC.

As you head upstairs, a split level landing includes loft access and leads into two generously sized bedrooms, both including built in wardrobes with automatic LED lighting, and with the master room providing a fully tiled en-suite comprising of 'Duravit' WC, wall mounted sink unit and a walk in shower cubicle. The property is completed with an additional fully tiled bathroom suite including another 'Duravit' WC, wall mounted vanity sink unit, a large bath with an additional walk in shower cubicle with rain head shower.

Outside at the rear is a superbly landscaped rear garden, with block paved patio from the side round to the rear of the property with a split level additional patio with slate border, and a raised lawn area with a wooden shed at the back.

The property is positioned in this very popular location, in close proximity to Harborne Village High Street which is host to array of amenities including well known boutique shops and high end supermarkets, and also award winning eateries and local pubs that provide a vibrant and bustling social atmosphere. Harborne Pool and Fitness Centre and Harborne Golf Course are both easily accessible, and the area remains highly sought-after by medical professionals and lecturers alike working within the Birmingham University and Queen Elizabeth Medical Complex which are both within close proximity.

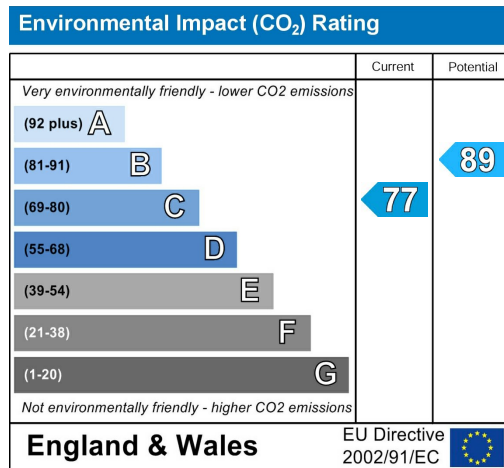
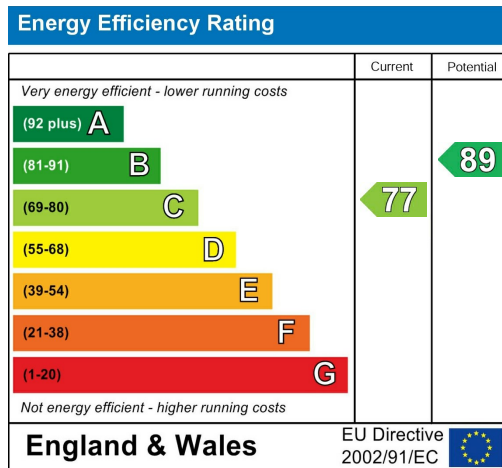
Floorplan







Energy Efficiency Graph

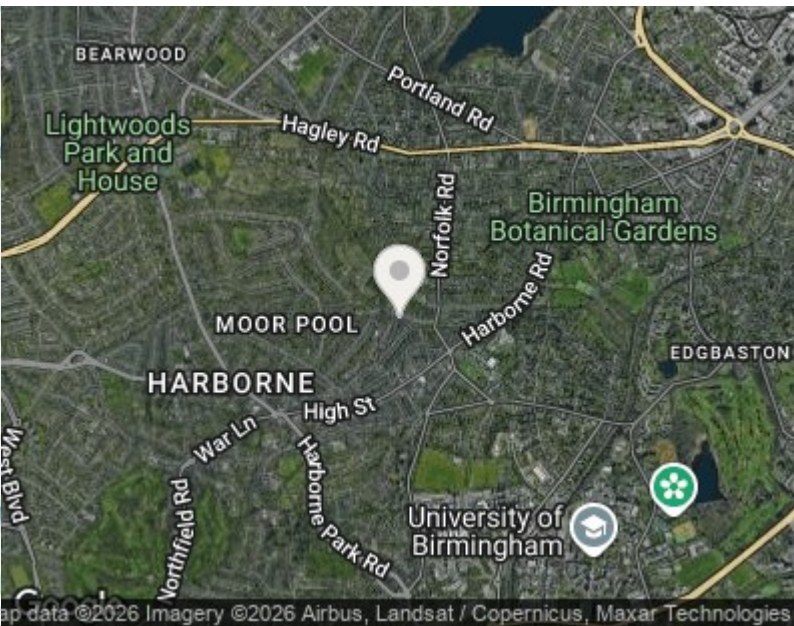
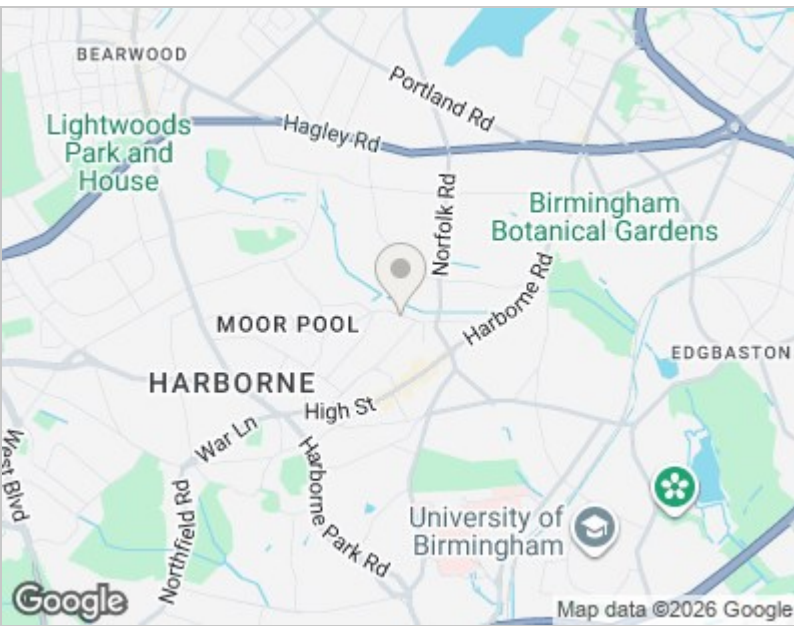


Viewing

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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