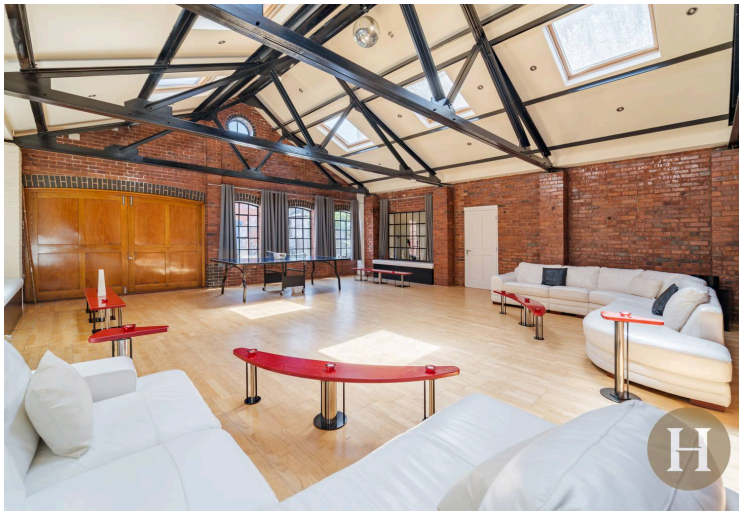


127 High Street, Harborne

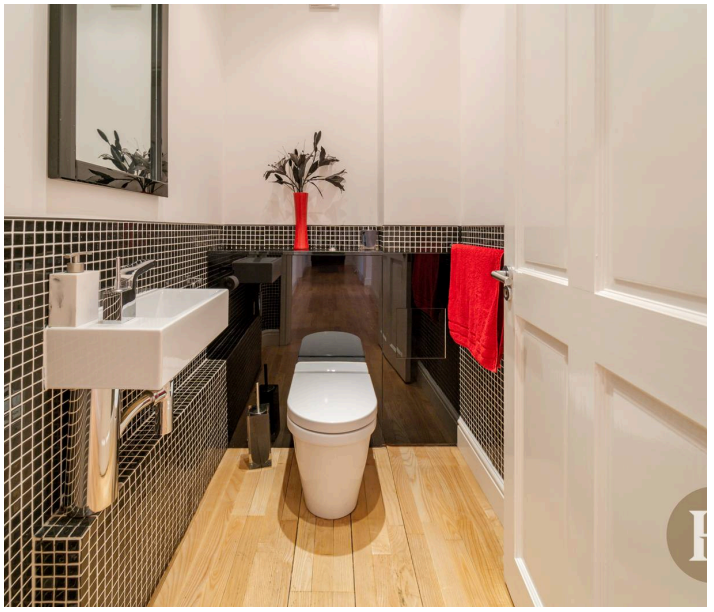
£850,000 Freehold

Hadleigh Estate Agents are delighted to offer this unique property for sale. Offered with NO CHAIN the property is situated on Harborne High Street, boasting driveway and off road parking. Comprising of main residence, separate office unit and cabin.

The property boasts the potential to offer residential living, alongside a commercial opportunity. With the main house boasting a modern kitchen diner and living area, along with a substantial lounge, perfect for hosting. Ground floor guest WC, with spiral staircase leading to the first and second floor. The first floor benefits from three bedrooms, two with en-suite and one with WC, whilst the top floor benefits from a spacious master bedroom complete with en-suite bathroom and walk in wardrobe.

Hallway
Welcoming entrance hallway benefitting from underfloor heating, internal glazed window looking into the lounge. Ceiling spotlights, access to guest WC, kitchen diner and stairs to first floor accommodation.

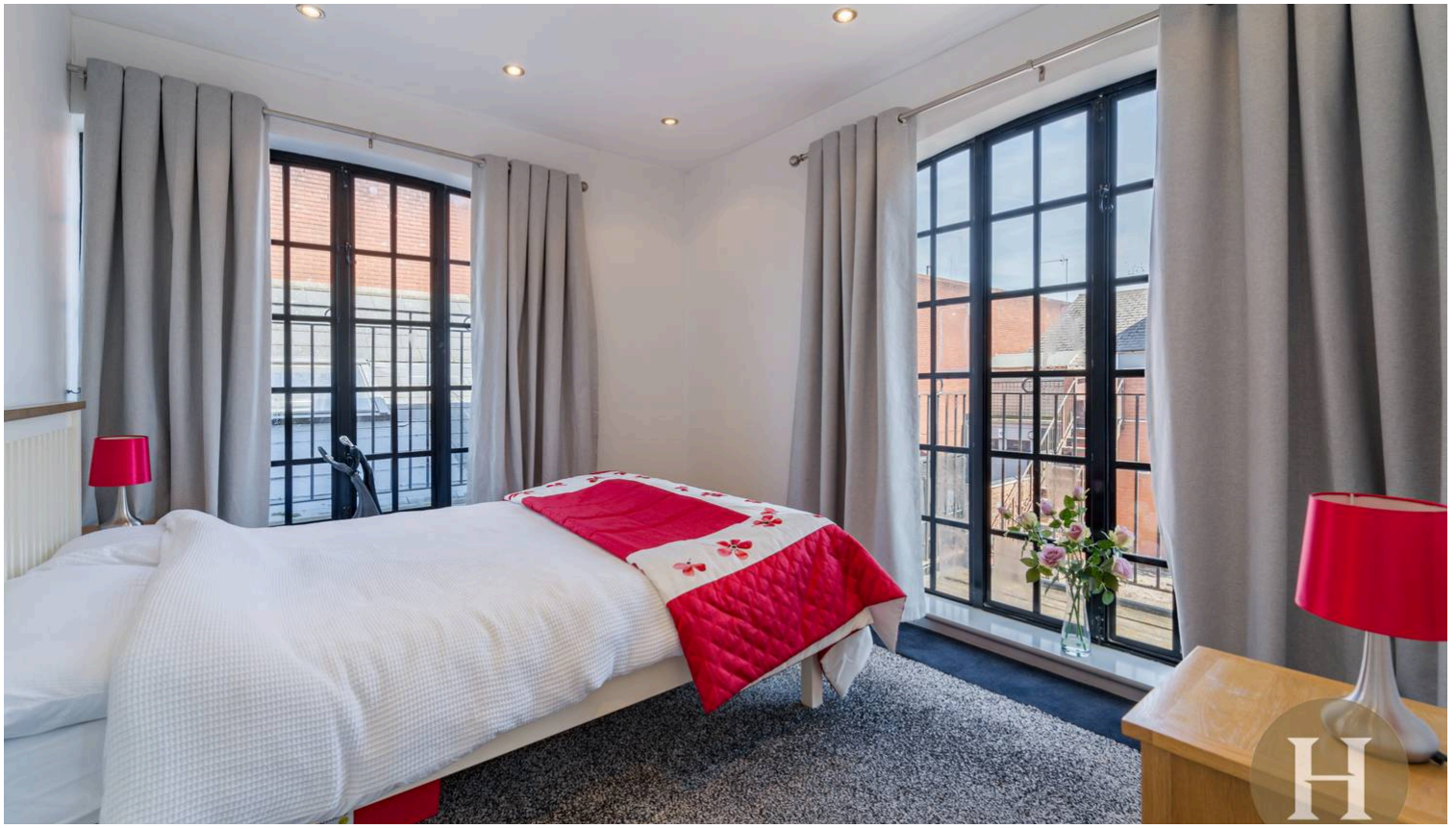
Lounge
The lounge offers ample space for being multi purpose, with three industrial style windows to the front elevation and retaining many original features throughout. Barn style doors give access to the front, six skylights and internal industrial window complete with window bench seating.



Guest WC
Being partially tiled the guest WC comprises, concealed low level flush WC, floating hand wash basin, ceiling spotlights and towel rail.

Kitchen Diner
Modern fitted kitchen boasting a range of base and wall units, convenient breakfast bar and plumbing for utilities including integrated dishwasher. Fitted oven and cooker hood along with under counter fridge and freezer. Window to the side elevation, tiled flooring and ceiling spotlights. Further benefitting from an additional lounge area, making for an excellent formal dining space with window to the front elevation and spotlights.

Guest WC
Being partially tiled the guest WC comprises, concealed low level flush WC, floating hand wash basin, ceiling

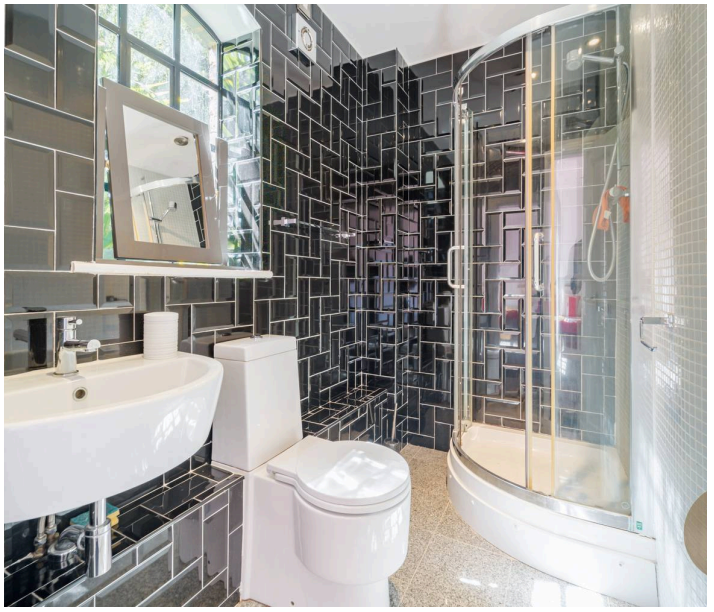


Landing
With metal spiral staircase leading to the first and second floor. Two windows, ceiling light point and understairs storage area.

Bedroom Two
Bedroom two benefits from access to own private balcony, window to the side elevation and ceiling spotlights. Giving access to en-suite shower room.

En-suite
Fully tiled en-suite shower room, with walk in shower cubicle, low level flush WC and hand wash basin. Window to the side elevation and ceiling spotlights.

Bedroom Three
Bedroom three benefits from access to own private balcony and spiral staircase down to the garden and ceiling spotlights. Giving access to en-suite shower room.



En-suite
Fully tiled en-suite shower room, with walk in shower cubicle, low level flush WC and hand wash basin. Window to the side elevation and ceiling spotlights.

Bedroom Four
Bedroom four offers the potential for a further good size single bedroom or home office, with window to the side elevation, ceiling spotlights and access to en-suite WC.

Bedroom WC
Tiled WC with combi WC and vanity unit. Ceiling spotlights and airing cupboard.

Master Bedroom
Spacious master suite, with ample light flooding the room via two skylights and circle window. Access to convenient walk in wardrobe and master en-suite.

En-suite
Partially tiled master en-suite, with fitted bath, low level flush WC and bidet. Hand wash basin, ceiling spotlights and skylight.

Cabin
An exceptional wooden cabin, complete with log burning stove, windows to the side and front elevation. Double doors, ceiling light points and electrics.

Office Building
Allowing for commercial potential, a convenient office building, currently split into three rooms. With central heating radiators, ceiling light points and ceiling skylights.

Council Tax band: G

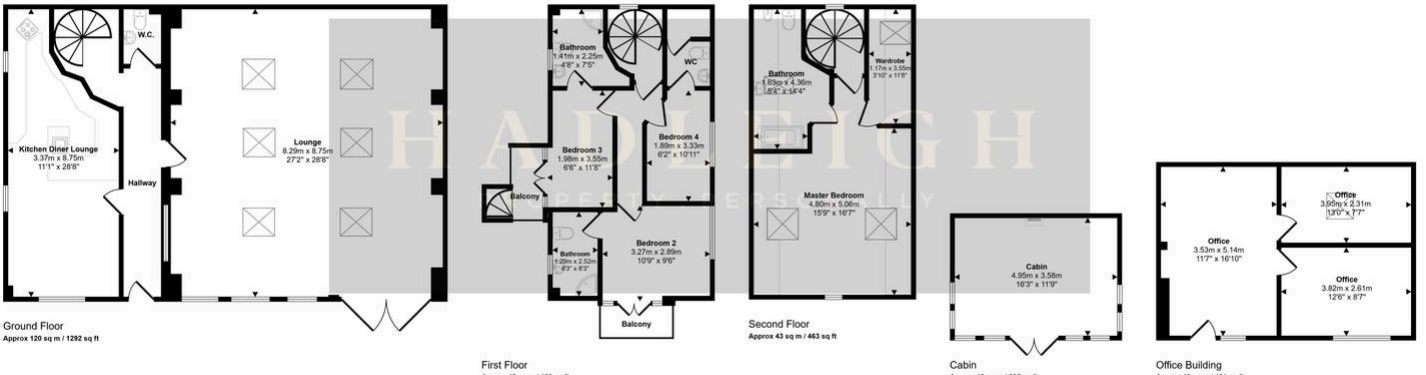
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom main residence
- Gated driveway
- No upward chain
- Separate office unit & garden cabin
- Underfloor heating & balconies
- Fantastic investment opportunity

Approx Gross Internal Area
265 sq m / 2854 sq ft



Ground Floor
Approx 120 sq m / 1292 sq ft

First Floor
Approx 43 sq m / 463 sq ft

Second Floor
Approx 43 sq m / 463 sq ft

Cabin
Approx 19 sq m / 205 sq ft

Office Building
Approx 40 sq m / 431 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.