



Wood Lane

Harborne, B17 9AY

Offers In The Region Of £495,000



- Extended Period Terraced Home in Popular Harborne Location
- Three/Four Bedrooms all with Fitted Wardrobes
- Superbly Maintained Rear Garden
- No Upward Chain
- Refurbished Throughout with High Specification Fixtures and Fittings
- Three En-suites
- Excellent Access Links to QE Medical Complex and Birmingham City Centre
- EPC Rating - C

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An immaculately presented and extended period terraced home, situated in this highly desirable location in close proximity to Harborne High Street. This three/four bedroom property is set over three floors and has been modernised throughout, providing an open-plan extended kitchen living area to the rear and three en-suite bath/shower rooms. Being Sold with No Upward Chain.

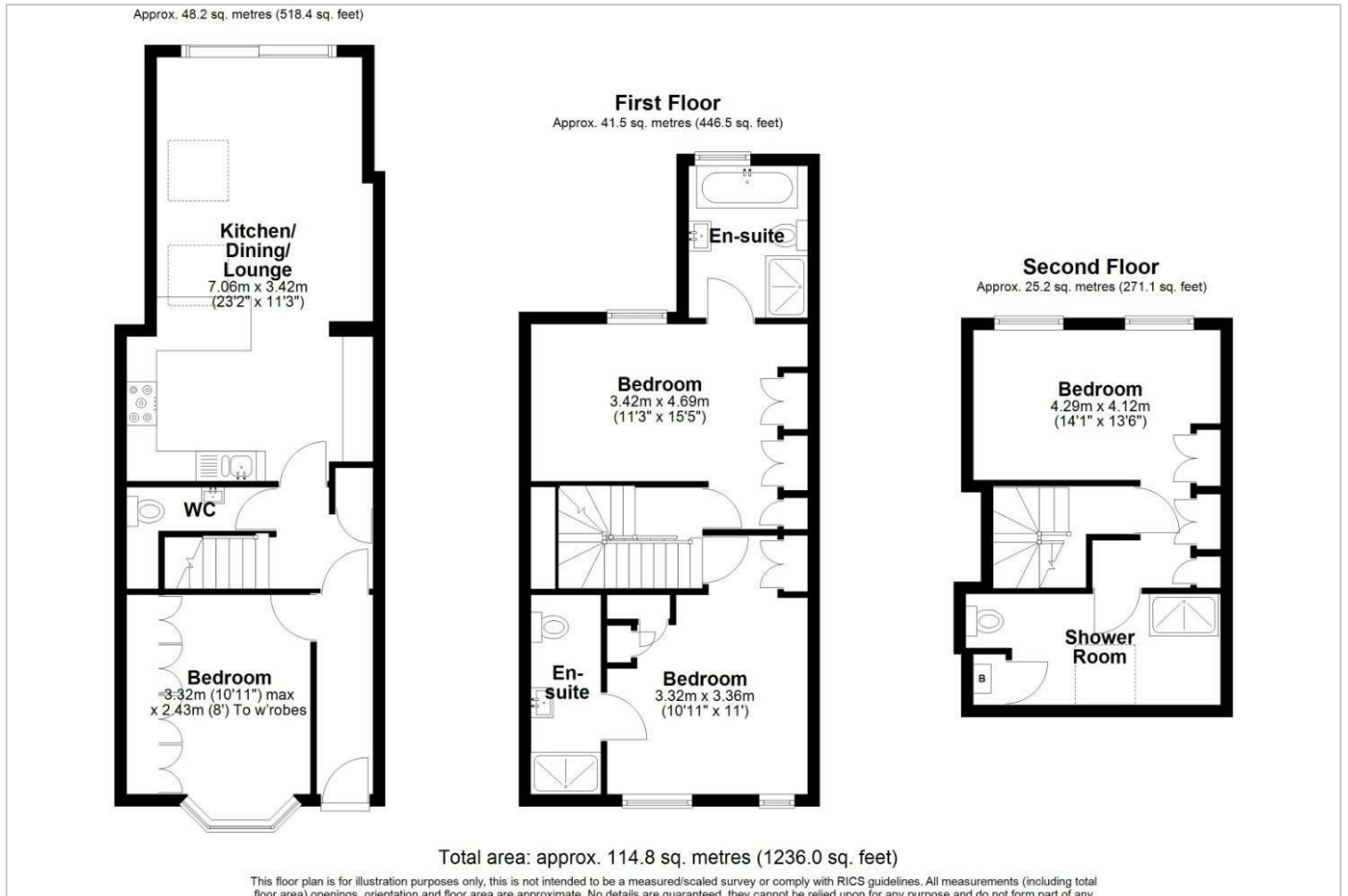
The property provides double glazing throughout with gas central heating, set back above street level with a blue brick pathway and fore garden with secure side access. As you enter into the property, the entrance hallway provides access into a front reception room with bay window and fitted wardrobes with automatic LED lighting, offering flexible living accommodation and potential for use as an accessible ground floor bedroom. The inner hallway includes the staircase to the first floor and a storage cupboard, with access to a fully tiled downstairs WC. To the rear of the property is a fantastic extended open-plan kitchen living space, with ample space for both living or dining room furniture, plus a large sliding patio door and additional ceiling skylights offering plenty of natural light. The kitchen area comprises wall and base level units with Quartz worktops and breakfast bar, including a Rangemaster oven, integrated dishwasher, fridge freezer and space for washing machine and tumble dryer.

The first floor provides two generous double bedrooms, both including fitted wardrobes with LED lighting, and both equally complimented by fully tiled en-suites with underfloor heating, comprising WC, wall mounted vanity sink units, and separate walk-in shower cubicles, there is also a large bath in one of the en-suites. To the second floor, a further double bedroom also provides fitted wardrobes with LED lighting, with access to another partly tiled en-suite shower room comprising WC, wall mounted vanity sink unit, and a separate walk-in shower cubicle.

Outside at the rear of the property is a beautifully secluded garden, with blue brick patio area and steps leading up to a spacious lawn area, equipped with a garden shed and surrounded by a hedgerow boundary, with side gated access to the property frontage.

The property is situated in this very desirable location which is in close proximity to the array of amenities that Harborne High Street has to offer, including its boutique shops and high end supermarkets, with award winning eateries and local gastro-pubs providing a vibrant and upmarket social atmosphere. Harborne leisure centre is situated at the top of the High Street and both Birmingham University and Queen Elizabeth Medical Complex are just over a mile away. The area further benefits from its close proximity to the delightful Queens Park and provides extremely good transport links to Birmingham City Centre. The catchment area for excellent local schools includes the Harborne Primary Annex located in very close proximity.

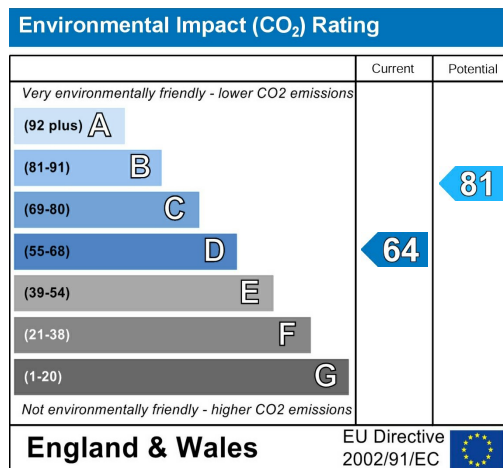
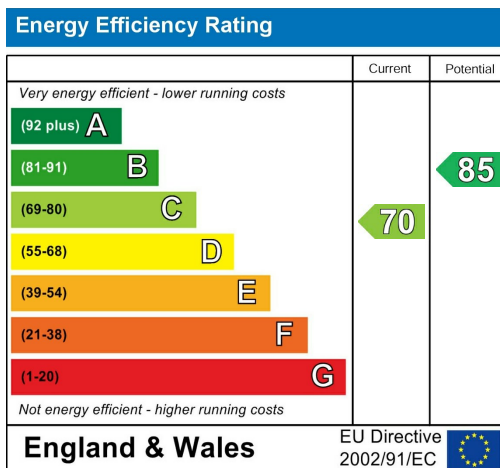
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Lettings 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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