12 Queens Court, Harborne

£725,000 Freehold

Hadleigh Estate Agents are delighted to present a fantastic, four bedroom, detached family home to the market located in the highly popular Queens Court. This rare opportunity boasts move in ready accommodation and is offered chain free. Queens Court is an imposing family residence, situated with an exclusive cul de sac in a most enviable position. The detached property boasts four double bedrooms, with master en-suite. Spacious lounge, large open plan kitchen diner and utility room. The property further offers, guest WC, modern family bathroom, large garage and private garden.

Location

Queens Court is an exclusive modern development situated in a quiet cul de sac adjacent to the beautiful Queens Park. There are plenty of recreational amenities close by to include Harborne Golf Club, Harborne Swimming and Leisure Centre, Harborne Church Farm Golf Course and Harborne Cricket Club. There are a plethora of shops within walking distance towards Harborne High Street which boasts a wealth of bars, restaurants, supermarkets and cafés. Schooling in the area is in abundance with several highly regarded schools and the University of Birmingham. Public transport allows for commuting into the City Centre and QE Medical Complex with ease.

Reception Hall

Welcoming entrance hallway, benefitting from partially glazed front door, central heating radiator, ceiling light point, alarm control panel and stairs to first floor accommodation.

Lounge

Double glazed bay window to the front elevation, feature coal effect fireplace complete with hearth and surround. Central heating radiator and ceiling light point.

Guest Cloakroom
Convenient guest cloak room with low level flush WC, vanity unit and central heating radiator. Tiled flooring, ceiling light point and obscure glazed window to the side elevation.

Kitchen Diner
Extensive kitchen diner benefitting from a range of base and wall units, including integrated appliances and downlighters. Tiled flooring, ceiling spotlights, double glazed window to the rear elevation and patio doors leading to the garden. Ample space for dining area, two central heating radiators and spacious storage cupboard.

Utility Room
Convenient utility room, offering plumbing for appliances and additional stainless steel sink and drainer. Tiled flooring, ceiling light point, central heating radiator and housing boiler. Further access can be gained to the garden, along with internal access to the garage.

Landing
The landing offers ample light, space and access to all first floor accommodation. With two central heating radiators and double glazed windows to the front elevation, ceiling light points and loft access.

Master Bedroom
Large master suite, offering fitted wardrobes, double glazed windows to the front elevation, central heating radiator, carpeted flooring and access to master en-suite.

En-suite
Modern en-suite shower room, with low level flush and vanity combi unit. Sliding doors mains shower cubicle, obscure glazed window to the side elevation and towel radiator. Ceiling spotlights and tiled flooring.

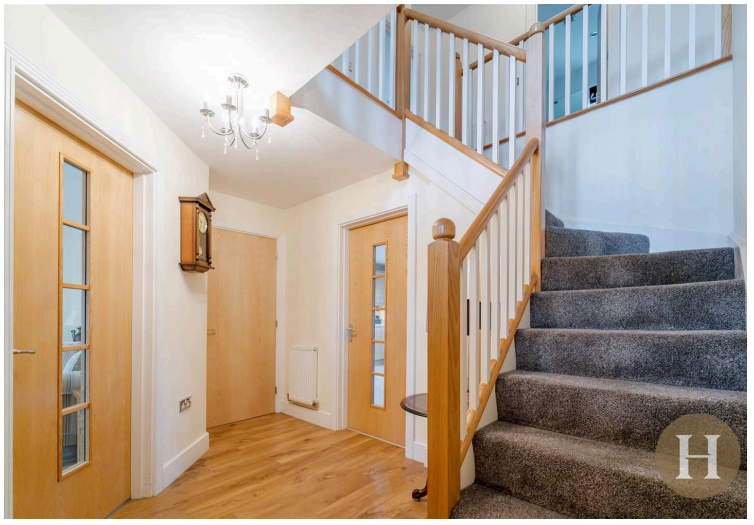
Bedroom Two
Bedroom two is an additional double bedroom, complete with space for wardrobes, double glazed window to the rear elevation and central heating radiator.

Bedroom Three
Double bedroom comprising fitted wardrobes, double glazed window to the rear elevation and central heating radiator. Ceiling light point and carpeted flooring.

Bedroom Four
Boasting an additional fourth double bedroom, complete with window to the front elevation, central heating radiator, ceiling light point and carpeted flooring.

Bathroom
The family bathroom offers walk in shower cubicle and separate fitted bath, complete with shower attachment. Partially tiled walls, tiled flooring and low level flush WC and sink combi unit. Ceiling spotlights and towel radiator.

Garage
Spacious single garage with up and over door. Lighting and electrics.

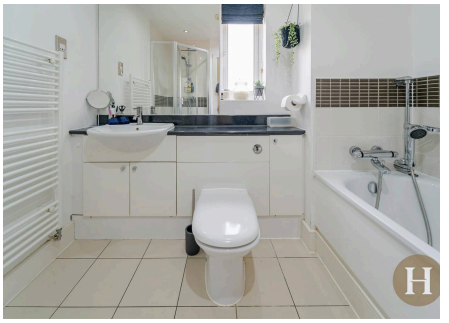


Council Tax band: E

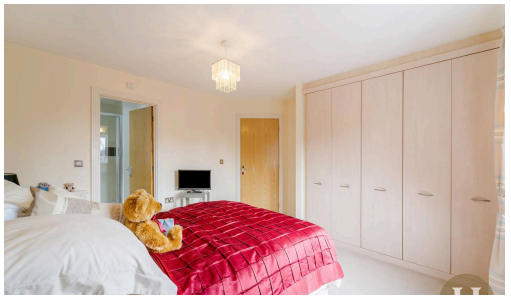
Tenure: Freehold

EPC Energy Efficiency Rating: C

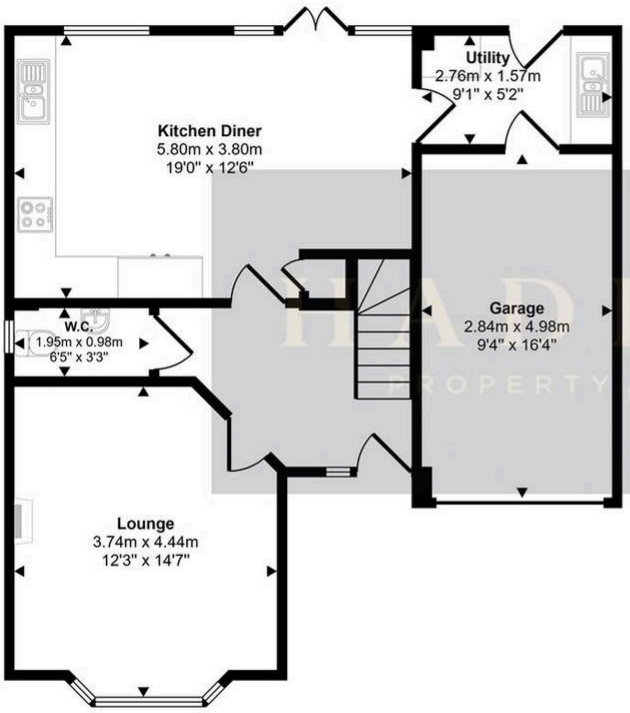
EPC Environmental Impact Rating: C



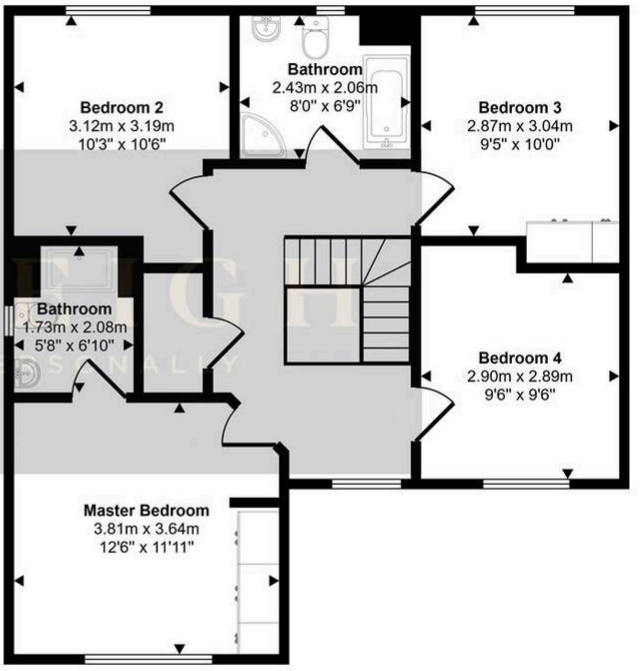
- No upward chain
- Spacious lounge & open plan kitchen/diner
- Four double bedrooms with ensuite to master
- Garage and private rear garden



Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft



First Floor
Approx 69 sq m / 738 sq ft

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.