

Ellesboro Road, , Birmingham, B17 8PU

- Three Bedroom Semi-Detached Residence
- Requires Modernisation but Fantastic Potential For Extension Subject to Relevant Planning Permissions
- Large Established Rear Garden that is Beautifully Secluded
- No Upward Chain
- Sought After Address in Harborne
- Driveway and Garage
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - F

Offers In The Region Of £575,000



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An exclusive opportunity to acquire this semi-detached family residence situated in this prestigious location in Harborne. This desirable three bedroom property requires modernisation throughout but has fantastic scope and potential for further extension and development subject to the relevant planning permissions. The property is ideally positioned for access to Harborne High Street and Queen Elizabeth Medical Complex. Being sold with No Upward Chain.

The property is predominantly single glazed and doesn't currently have a recognised gas central heating system, it has fantastic developmental potential subject to the relevant planning permissions, and this is perfectly demonstrated by the neighboring property which has undergone both a double-storey extension and loft conversion.



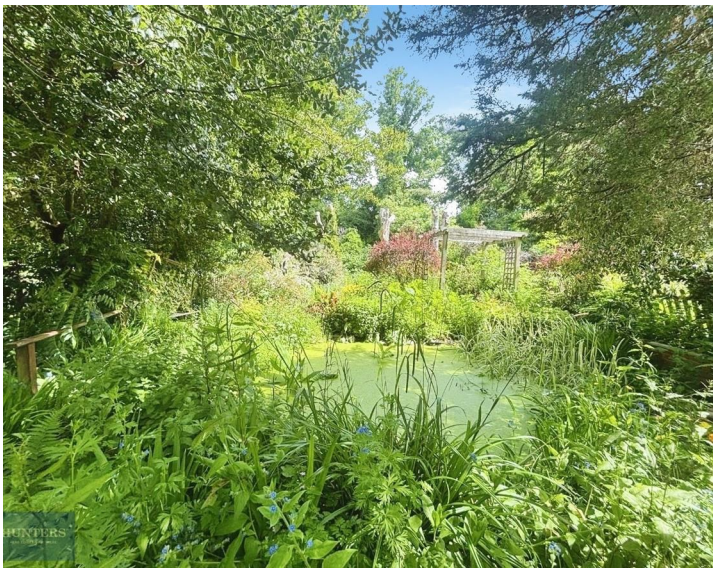
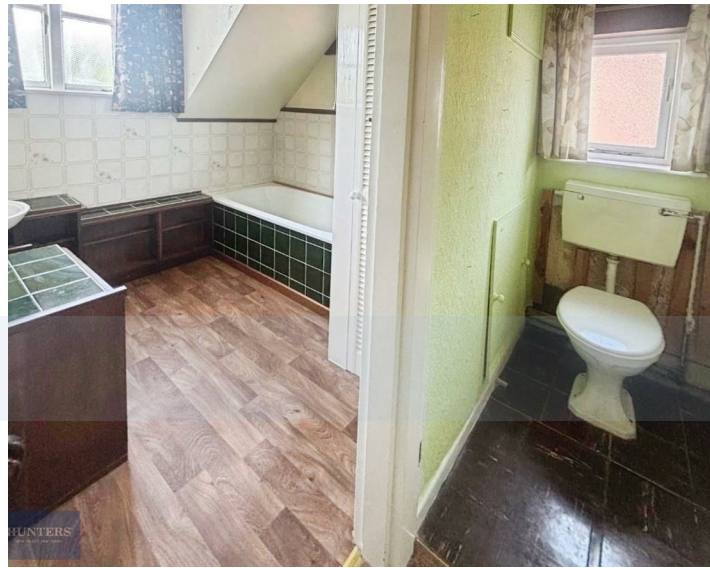
Set back away from the road via a driveway and established front garden, the property accommodation includes a welcoming entrance hallway, traditional front reception room with an extended rear reception room that leads out to a superb and secluded rear garden. The kitchen provides access out to an additional utility area which includes a ground floor WC, side access to the property frontage and additional access to the rear garden. The upstairs accommodation provides three good sized double bedrooms, with a family bathroom complete with a separate WC.



Outside at the rear is a stunning and exceptionally large rear garden with a large variety of mature flowerbeds, plants and trees throughout, with a large pond towards the back of the garden.



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The property is located in this prestigious and sought after location within Harborne Village. Conveniently situated within close proximity to Harborne High Street offering excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and

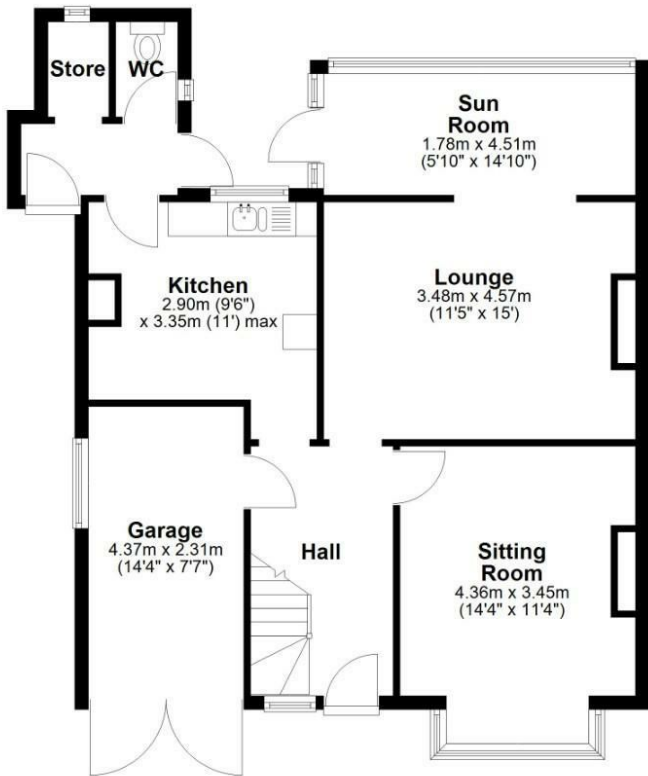
Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls to name but a few. Local recreational amenities include Edgbaston &

Harborne golf clubs, The Edgbaston Priory & Edgbaston Archery tennis clubs, with the world renowned Edgbaston cricket ground playing host to international cricket tournaments and Birmingham Botanical Gardens also nearby to be enjoyed.

Furthermore the location is also ideal for commuting with easy access into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex.

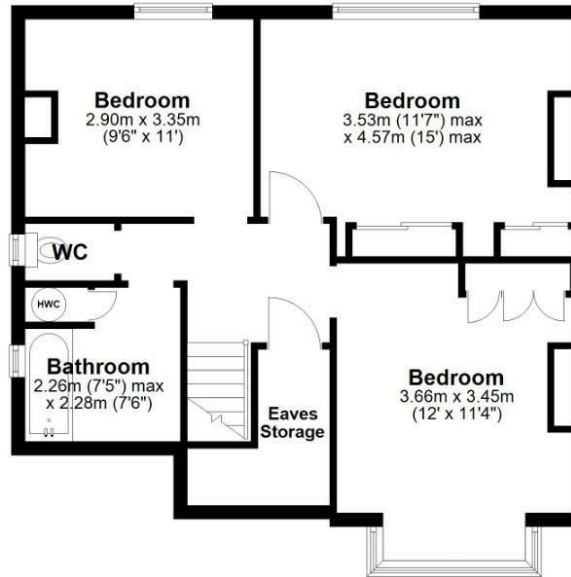
Ground Floor

Approx. 73.5 sq. metres (790.8 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 130.3 sq. metres (1402.1 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 are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

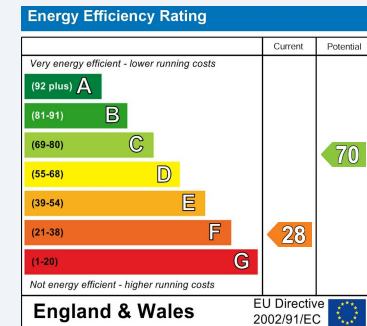
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

