



393 Harborne Road, Birmingham

£795,000 Freehold

Hadleigh Estate Agents are delighted to offer this exceptionally elegant, four bedroom home for sale. Packed full of character and original features, the Grade II listed property offers spacious accommodation over three floors; driveway parking, and an enviable plot size. This wonderful period home is beautifully proportioned, with high ceilings and a cinema room, perfectly suited to modern family living. With no upward chain, the family-friendly property is located on the ever-popular Harborne Road, just moments from the bustling Harborne high street.





Entrance Hallway

From the moment you step inside, the sense of space and light is unmistakable. The welcoming entrance hallway provides access to a series of stylish reception rooms, ideal for both entertaining and relaxed family life. An open wooden bannister and stairs lead to four double bedrooms and two bathrooms on the first floor. Period features in the hallway include a solid wood front door, traditional plaster arch and stunning stained glass window, alongside parquet flooring, a central heating radiator and ceiling light point.

Dining Room

The beautiful open plan dining room features a bay window, period cornice and parquet flooring continuing from the hallway. The space is complete with ceiling light point and two central heating radiators.



Lounge

Flooded with light and enjoying picturesque garden views, the open plan lounge features original French doors which open out directly on to the garden. A feature fireplace stands proudly as the focal point of the room, with York stone and a working log burner. The space is finished to the property's high standards, with parquet flooring, bespoke fitted carpentry within the alcoves, a period cornice, central heating radiator and ceiling light point.





Play Room

A fantastic multi-purpose reception room offers versatility as a ground floor bedroom, home office, snug or – as it is currently being used – a children's playroom. The charming space features a bay window, large storage cupboard, fireplace and working log burner, parquet flooring, central heating radiator and ceiling light point.

Kitchen Diner

The fully-fitted kitchen is a light and sociable area, with a range of base and wall units, continuous wooden work surfaces and twin Belfast sinks beneath the kitchen window. There is an integrated fridge and freezer, and a freestanding De Longhi range with extractor hood. The kitchen offers ample space for dining table and chairs, and boasts further storage in a convenient pantry. The room is completed with ceiling spotlights and central heating radiator.



Utility Room

A useful utility room enhances functionality, housing plumbing for the washing machine and tumble dryer, plus an additional sink and further storage cupboards. The space is finished with quarry tiled flooring, central heating radiator, window to the side elevation and a partially glazed wooden door leading to the garden.





Guest WC

Adding further convenience is the ground floor WC, with a low level flush WC, hand wash basin, towel radiator and ceiling light point.

Cinema Room

Adding to the appeal is a lower ground floor cinema room; a bonus multi-purpose reception space that lends itself perfectly to film nights, a teenage retreat, or a private leisure room. With steps down from the hallway, this converted cellar is complete with fitted shelving, space for a wine cooler, ceiling spotlights and underfloor heating.

Landing

With carpeted flooring, two ceiling light points and access to all first floor rooms.



Master Bedroom

The extensive master bedroom features garden views, sash windows, carpeted flooring, central heating radiator and fireplace surround.





Bedroom Two

This superb double bedroom makes for an excellent additional master bedroom. With ample space for wardrobes, the room includes a sash window, carpeted flooring, ceiling light point and central heating radiator. The bedroom also has a pull down loft hatch.

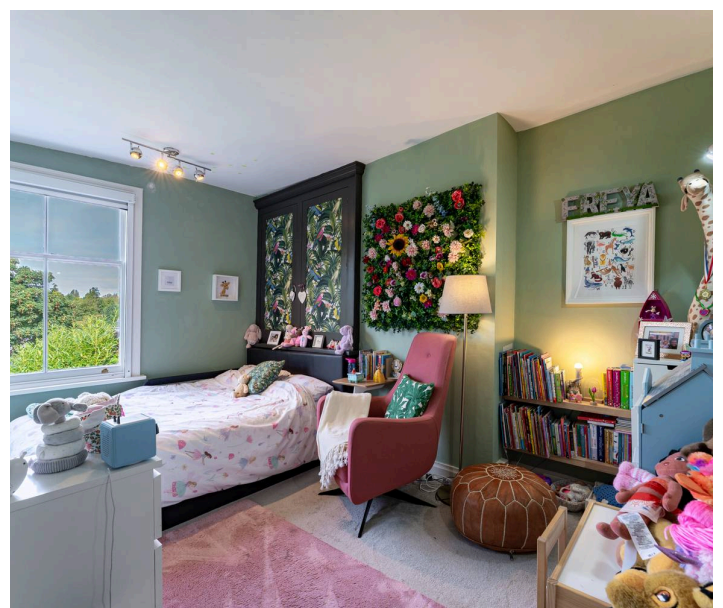
Shower Room

The relaxing and fully-tiled shower room is complete with rainfall shower and handheld attachment, as well as a hand wash basin, medicine cabinet, ceiling spotlights and obscure glazed window.



Bedroom Three

This large double bedroom includes a spacious storage cupboard, period fireplace and window to the front elevation. In addition, it offers carpeted flooring, central heating radiator and ceiling light point.





Bedroom Four

A fourth airy double bedroom boasts a sash window with garden views, built-in storage cupboard, ceiling light point, central heating radiator and carpeted flooring.

Bathroom

A picture-perfect window takes centre stage in the refined and modern family bathroom, complete with tiled walls and flooring, a fitted bath with shower over, and a glass screen. Overlooking the garden, the serene space includes a combi WC and vanity unit, offering ample storage, as well as ceiling spotlights and central heating radiator.



Garden

The extensive private garden offers a wonderful combination of lawn space and patio areas, and sits on a sizeable plot with side access. The paved patio area is perfect for entertaining, whilst beyond the main lawn lies a delightful children's play area doubling up as a terrific social dining space. At the end lies an additional private patio area, ideal for enjoying the sunshine.





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Four bedroom Grade II listed home
- No upward chain
- Character features & high ceilings
- Spacious accommodation over three floors
- Cinema room
- Driveway parking
- Large plot with excellent potential



Approx Gross Internal Area
188 sq m / 2026 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.