



Station Road, Harborne, Birmingham, B17 9LX

- Deceptively Spacious Victorian Terraced Home
- Three Double Bedrooms
- Fantastic Local School Catchment and Amenities on Doorstep
- Excellent Access Links To QE Medical Complex and Birmingham University
- Central Harborne Location just off the High Street
- Extended Open-Plan Kitchen Dining Room
- Low Maintenance Rear Garden
- EPC Rating - D

Offers In The Region Of £495,000



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A superbly presented and extended Victorian terraced home situated in this fantastic location in Central Harborne, in very close proximity to the High Street. This deceptively spacious property has three double bedrooms and has been thoughtfully improved throughout to provide fantastic contemporary living for families, with a plethora of amenities and an excellent school catchment on the doorstep.

The property includes double glazing throughout and gas central heating, and in 2022 the property underwent significant exterior improvements including a brand new roof (including the front downstairs canopy and bay window), two new roof lights, full gutter replacement, and chimney capping.

Set back from the road via an enclosed front courtyard and pathway leading to the property entrance. A newly installed composite front door leads into the entrance vestibule and hallway with staircase to the first floor and storage cupboard underneath.

A large through reception room is positioned to the front of the property, combining the historic front and rear reception rooms to create a large family space that includes a feature cast iron fireplace, bay window to the front elevation and patio doors out to the rear garden, offering ample space for both living and dining room furniture.

Towards the rear of the property is an extended kitchen dining room that includes access to a ground floor WC that houses the central heating boiler. With vaulted ceiling, skylights and patio doors out to the rear garden, it is a light and airy space with ample space for breakfast table and chairs. The modern refitted kitchen comprises wall and base level units with complimentary work surfaces and matching up-stand, there is integrated oven and microwave grill, gas hob and extractor unit with integrated dishwasher and space for large American style fridge freezer and a washing machine.



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Upstairs leads into three generously sized double bedrooms, two of which include feature cast iron fireplaces, and they are complimented by a refitted fully tiled bathroom comprising WC, vanity sink unit and a bath with separate rainfall shower.

A low maintenance rear garden wraps down the side of the property and across the rear of the property with rear gated access hedgerow and mature border with a fenced boundary.

The property is situated in this prestigious and highly regarded position in the heart of Harborne Village, within very close proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short

distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just

around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University and Queen Elizabeth Medical Complex, both of which are conveniently accessible.



Total area: approx. 114.2 sq. metres (1229.2 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 PlanItUp.

Viewings

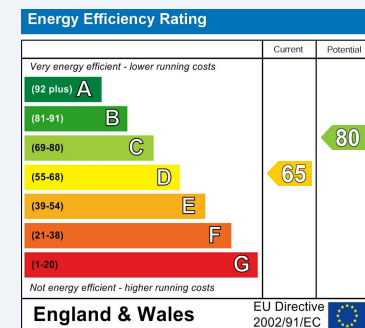
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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