



Copperbeech Close, Harborne, Birmingham, B32 2HT

- Fantastic Detached Corner-Plot Family Home in Quiet Cul-De-Sac Location
- Situated in Popular Residential Cul-De-Sac on the Edge of Harborne
- Twin Integral Garages and Driveway and a Beautiful Wrap-Around Garden
- No Upward Chain

- Four Double Bedrooms
- Potential for Further Extension Subject to the Relevant Planning Permissions
- Excellent Access to Harborne Village and QE Medical Complex
- EPC Rating - C

Offers In The Region Of £475,000



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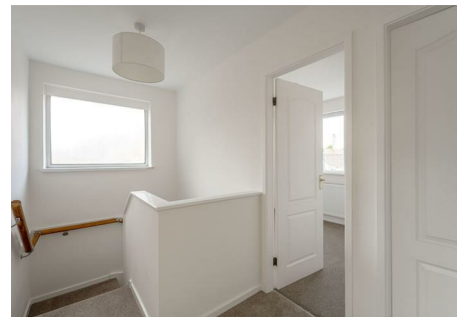


A well-presented and larger than average detached family home, occupying a generous corner plot in a quiet and popular residential cul-de-sac on the edge of Harborne Village. This four bedroom property provides well appointed internal accommodation with the additional benefit of a large rear garden and integral twin garages. Offering excellent scope for further extension subject to the relevant planning permissions and with No Upward Chain.

The property is set back from the road and positioned above street level, with a large driveway providing off-road parking and decorative front garden and side gated access, internally it includes double glazing throughout and gas central heating.

The entrance is approached via a UPVC porch leading into a welcoming hallway. The ground floor comprises a generously sized living room with fireplace and sliding doors opening into a conservatory, providing an additional reception space with pleasant views over the rear garden. There is also a convenient downstairs WC. The well-proportioned kitchen is fitted with a range of wall and base units, complementary work surfaces and space for freestanding appliances, together with access to the lean-to and subsequently the rear garden. Upstairs on the first floor are four generously spacious bedrooms, with the master bedroom including fitted wardrobes, completed with a accessible wet-room which includes WC, wash hand basin and level-threshold shower.

Externally, the property enjoys a large and private wrap-around rear garden set within the substantial corner plot, offering excellent scope for landscaping, entertaining or potential future extension, subject to planning.



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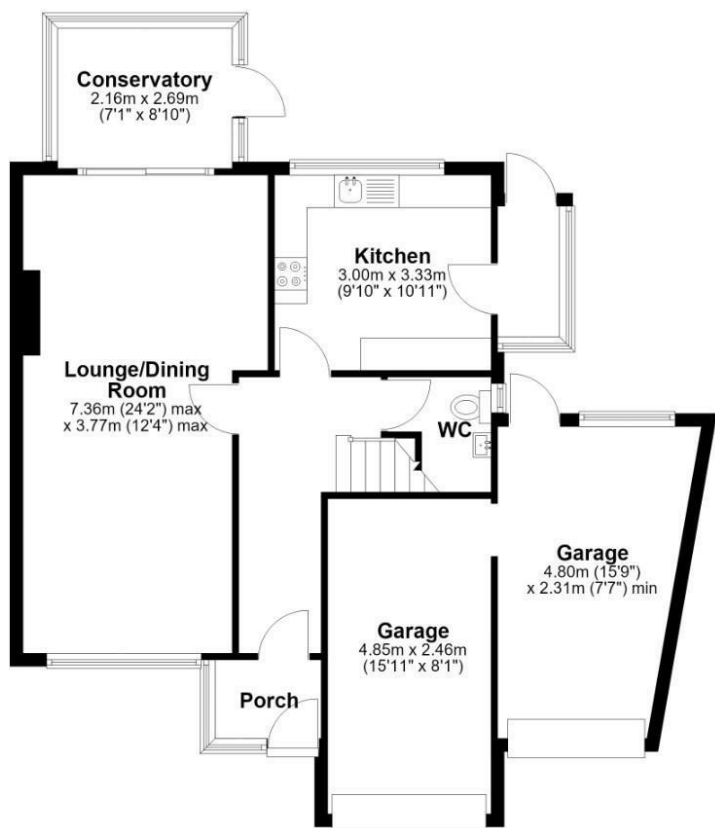


The property is situated just around the corner from the green grounds of Queens Park and the local shopping facilities available on Court Oak Road and Harborne High Street respectively, these include high street shops, award winning eateries and

fantastic gastro-pubs providing something for everyone. Along with a fantastic school catchment the property also provides readily accessible transport services to the Queen Elizabeth Medical Complex, Birmingham City Centre and Birmingham University.

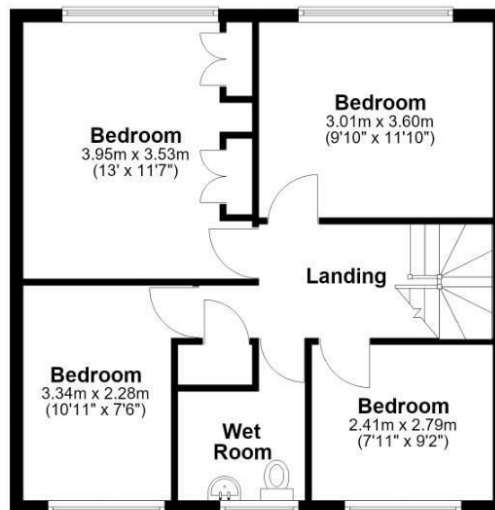
Ground Floor

Approx. 82.9 sq. metres (892.5 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 136.3 sq. metres (1466.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.