



Hampton Court Road, Harborne B17 9AF



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## Property Description

Positioned within a highly desirable residential setting, this beautifully presented two-bedroom terrace home combines character, contemporary styling and practical living, making it an ideal opportunity for first-time buyers, professionals or those looking to enjoy the lifestyle Harborne has to offer.

The property opens into a superb open-plan living and dining room, creating a bright and welcoming space perfectly suited to both everyday living and entertaining. Offering excellent proportions and an abundance of natural light, this versatile reception space seamlessly flows towards the rear of the property, while the staircase rises elegantly to the first-floor accommodation. Beyond, the fitted kitchen is appointed with a range of wall and base units, providing ample storage and workspace together with direct access to the rear garden. Externally, the beautifully landscaped rear garden has been thoughtfully designed to create an attractive and private outdoor retreat.

A paved pathway weaves through raised planted beds and established borders, leading to a decked seating area that provides the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings throughout the warmer months.

The first floor comprises two generously sized bedrooms, both offering flexible accommodation for family living, guests or home working. These are served by a beautifully appointed contemporary family bathroom, finished with a stylish modern suite to create a relaxing and elegant space. Offering beautifully presented accommodation throughout, a landscaped rear garden and an enviable location close to Harborne's excellent amenities, this delightful home presents an outstanding opportunity to acquire a characterful property within one of Birmingham's most sought-after suburbs.

### Area

Hampton Court Road occupies a highly desirable position within Harborne, just off Court Oak Road and moments from the beautiful Queen's Park, one of the area's most cherished green spaces. Offering expansive open lawns, children's play facilities, tennis courts and picturesque walking routes, the park provides an exceptional setting for recreation and family life. Harborne High Street is within easy walking distance, renowned for its vibrant village atmosphere and excellent selection of independent cafés, restaurants and everyday shopping facilities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital Birmingham, University of Birmingham and the wider Medical Quarter are all conveniently accessible, while Birmingham city centre is well connected via excellent road and public transport links. Families are well served by a range of highly regarded schools across Harborne and Edgbaston, including The Priory School, Hallfield School, The Blue Coat School, Edgbaston High School for Girls and the prestigious King Edward Foundation Schools. Leisure facilities including Harborne Pool & Fitness Centre, Harborne Golf Club and Edgbaston Priory Club are also all within easy reach.

### Approach

Feature pebbled planting bed, brick pathway leading to steps and front door opening into:

### Living Room

Carpeted, ceiling light point, ceiling coving, electric fireplace with mantle surround, double glazed bay window to front elevation, power points and opening into:

### Dining Room

Wooden flooring, staircase to first floor landing, ceiling coving, ceiling light point, power points, radiator, double glazed window to rear elevation and door to:

### Kitchen

Wall and base mounted units, under counter space and plumbing for appliances, cooker with four ring gas hob above, two ceiling light points, houses boiler, power points, double glazed windows to side and rear elevation, tiled flooring and door leading to rear garden.

### Landing

Carpeted, two ceiling light points and doors to:

### Bedroom One

Carpeted, radiator, ceiling light point, power points and double glazed window to front elevation.

### Bedroom Two

Carpeted, ceiling light point, radiator, power points, built-in storage cupboard and double glazed window to rear elevation.

### Bathroom

Bath with mixer taps and wall mounted shower hose, low level WC, wash hand basin, ceiling spotlights, double glazed obscure window to rear elevation, built-in storage cupboard, tiled flooring and part tiling to walls.

### Garden

A paved pathway extends through the garden leading to the rear gate, complemented by attractive planted borders, raised feature flower beds, a decked seating area to the rear and fenced boundaries.

### Further Details

Tenure: Freehold, Council Tax Band: C, EPC: C

Utility supply, rights and restrictions:Broadband: FTTP, Electricity supply: Mains supply, Sewerage: Mains supply, Water supply: Mains supply

Other information:Construction materials: Brick, Roof material: Tile

### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









## Key Features:

- Two-bedroom terrace
- Open-plan living
- Contemporary bathroom
- Landscaped garden
- Character home
- Stylish presentation
- Sought-after location
- No upward chain
- Ideal first home
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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