



MCHUGO
HOMES

Park Hill Road, Harborne B17 9SL



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Property Description

Positioned on the ever-popular Park Hill Road, this attractive three-bedroom semi-detached residence presents an exciting opportunity for buyers seeking a home with character, generous accommodation and excellent potential within one of Birmingham's most sought-after postcodes.

The property is introduced via a welcoming entrance hall, setting the tone for the accommodation beyond. To the front, a spacious reception room enjoys excellent natural light and provides an ideal setting for everyday family living, whilst a second reception room offers versatility as a formal dining room, additional sitting room or family space.

To the rear, the kitchen and dining area overlook the garden and provide a practical hub for day-to-day life, with scope for future enhancement and reconfiguration, subject to any necessary consents. A convenient ground floor shower room and WC further enhance the functionality of the home.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom. Throughout the home, a number of traditional features remain in place, adding warmth and character whilst providing an excellent foundation for sympathetic modernisation.

Externally, the property benefits from a driveway providing off-road parking to the front, whilst to the rear a neatly presented private garden offers a peaceful outdoor retreat, ideal for families, gardening enthusiasts or those looking to enjoy outdoor dining during the warmer months.

Offering an enviable combination of character, potential and location, this is a fantastic opportunity to create a truly special family home within one of Harborne's most established and desirable residential settings.

Area

Park Hill Road enjoys a prime position within one of Harborne's most sought-after residential settings, offering an excellent combination of leafy surroundings and everyday convenience. Situated within easy walking distance of Harborne High Street, residents benefit from an outstanding selection of independent cafés, popular restaurants, boutique shopping and everyday amenities, including Waitrose and Marks & Spencer Foodhall. The location is particularly well placed for the Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter, whilst Birmingham city centre is readily accessible via excellent road and public transport links. Connections to the A38, M5, M6 and Birmingham International Airport are also conveniently accessible.

Families are exceptionally well served by a range of highly regarded schooling options nearby, including Harborne Primary School, Edgbaston High School for Girls, The Priory School, Hallfield School, West House School, The Blue Coat School, St George's School and the prestigious King Edward Foundation Schools.

Leisure and recreational facilities are plentiful, with Harborne Pool & Fitness Centre, Harborne Golf Club, Harborne Cricket Club and the renowned Edgbaston Priory Club all within easy reach. Further attractions including the Birmingham Botanical Gardens, Martineau Gardens and Edgbaston Cricket Ground provide excellent opportunities for recreation and outdoor enjoyment.

Combining a highly convenient location with access to some of Birmingham's finest amenities, Park Hill Road remains one of Harborne's most desirable addresses.

Approach

Feature planting bed, pebbled driveway, side gate leading into rear garden and front door to:

Porch

Tiled flooring with fitted carpet, storage which houses fuse board for the property, traditional stained glass door leading to:

Hallway

Minton tiled flooring, two radiators, two ceiling light points, ceiling rose, ceiling coving, stairs to first floor and doors into:

Living Room

Carpeted, double glazed stained glass window to front elevation, ceiling light point, ceiling rose, ceiling coving, traditional fireplace with mantle surround, radiator and power points.

Sitting Room

Carpeted, windows and door leading to rear garden, ceiling light point, ceiling rose, ceiling coving, traditional fireplace, radiator and power points.

Kitchen Diner

Tiled flooring, double glazed bay window to side, additional two windows to side and rear elevation, ceiling spot lights, ceiling light point, two radiators, power points, wall and base mounted units, housing boiler, double sink and drainage area with mixer tap above and integrated appliances include; 'Lamona' double oven, 'Lamona' dishwasher, fridge, freezer, 'Lamona' four ring gas hob with extractor fan above.

Shower Room

Shower cubicle with handheld shower hose, floating wash hand basin, tiled flooring, ceiling light point and door to:

WC

Low level WC, ceiling light point and tiled flooring.

Landing

Carpeted, ceiling light point, power points, loft hatch for loft access and doors to:

Bedroom One

Double glazed bay window and additional window to front elevation, traditional fireplace, ceiling light point, radiator and power points.

Bedroom Two

Double glazed window to rear elevation, carpeted, traditional fireplace, radiator, ceiling light point and power points.

Bedroom Three

Wooden framed window to rear elevation, carpeted, radiator, ceiling light point and power points.

Bathroom

Tiled flooring, bath with handheld shower hose above and mixer taps, low-level WC, wash handbasin, heated wall mounted towel rail, ceiling light point, extractor fan and double glazed obscure window to side aspect.

Garden

Paved pathway leading to decking area, laid to lawn, additional pebbled pathway and hedges and fences to borders.

Further Details

Tenure: Freehold

Council Tax Band: E

EPC: D

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:

- Semi-detached home
- Three bedrooms
- Two reception rooms
- Kitchen/diner
- Ground floor shower room
- Driveway parking
- Private rear garden
- Period features
- Excellent potential
- No upward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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