



Grosvenor Road

Harborne, B17 9AN

Price £395,000



- Beautiful and Characterful Period Terraced Home in Prime Location
- Two Reception Rooms
- Retained Period Features and Character Throughout the Property
- Potential to Convert Loft and Increase Internal Footprint • Subject to Relevant PP
- Three Spacious Bedrooms
- Within Excellent Proximity to Harborne High Street, Queens Park and Harborne Primary Annexe
- Secluded and Deceptively Spacious Rear Garden
- EPC Rating - D

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A superbly presented Victorian terraced property that is deceptively spacious and has retained a wealth of reclaimed and original period features throughout. This superb three bedroom period home provides convenient access to both Harborne High Street and the Harborne Primary Annexe, and has excellent scope to increase the property footprint via a potential loft conversion subject to the relevant planning permissions.

The property includes gas central heating and double glazing throughout the home, set back from the road beyond a secluded front courtyard with a dwarf wall and mature hedgerow.

As you enter the property you are greeted by a charming wood-panelled entrance vestibule and hallway, providing a staircase to the first floor and feature decorative dado-panelling that continues into the rear reception room.

The cosy front reception room has a beautiful bay window with retained stained glass features, and the rear reception room also including a decorative feature fireplace with wooden surround and capacious under-stairs storage. To the rear of the property is a spacious open-plan kitchen breakfast room, overlooking and leading out to the enclosed private rear garden with space for a breakfast table and chairs. The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, with space for plenty of freestanding kitchen appliances, whilst also housing the newly installed central heating boiler.

To the first floor, a spacious landing area provides loft access and leads into three generously sized double bedrooms, with the main bedroom including a feature cast iron fireplace and a large double glazed window overlooking the property frontage. The equally spacious second bedroom also includes useful built-in storage. Completing the property is a fully tiled bathroom suite comprising vanity WC and sink unit, with bath and separate shower and a full length chrome heated towel rail.

Outside, the rear garden is deceptively spacious and beautifully secluded, providing a large sandstone patio area, with secondary patio towards the bottom of the garden which includes a garden shed. In-between both patio areas is a well maintained lawn, with mature borders and a fence surround which includes side gated access to the front of the property.

The property is situated in this extremely desirable location which is close-by to all of the amenities that Harborne High Street has to offer including its boutique shops and high end supermarkets, along with award winning eateries and local gastro-pubs that provide for a vibrant and bustling social atmosphere. Harborne leisure centre is positioned at the top of the High Street and is easily accessible, with both Birmingham University and Queen Elizabeth Medical Complex also within very reasonable proximity. The area further benefits from the delightful Queens Park just over the road and offering a green landscape on the doorstep, the ideal space for dog walking or to get some outdoor exercise. The locality also offers extremely good transport links into Birmingham City Centre, with the catchment area for excellent local schools including the Harborne Primary Annex which is located just over the road.

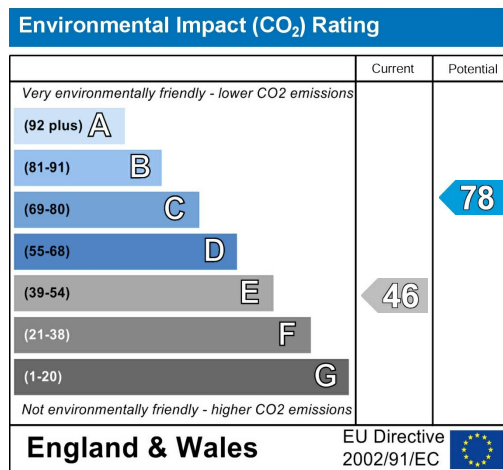
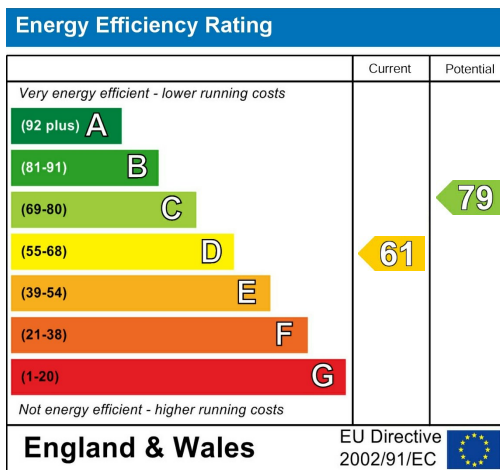
Floorplan







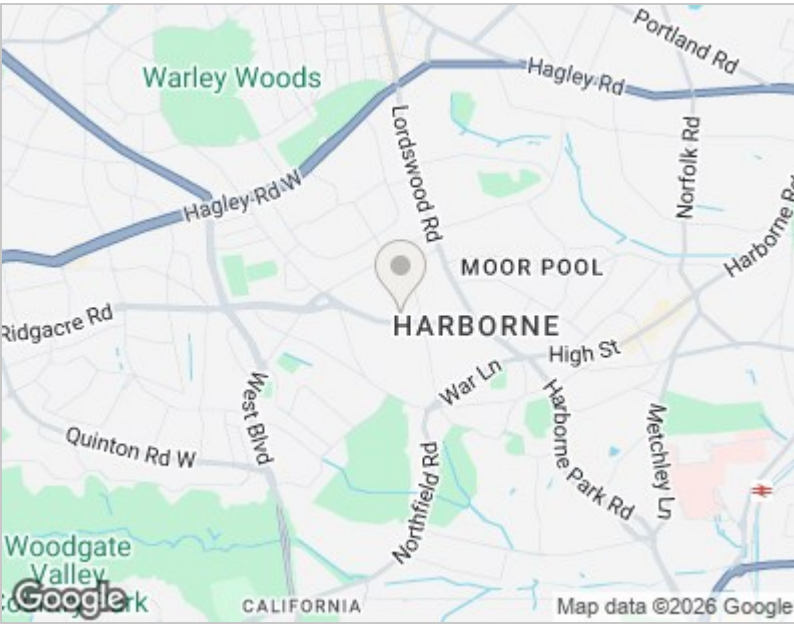
Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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