



Wyckham Close, , Birmingham, B17 0TB

- Three Bedroom Detached Residence in Popular Cul-De-Sac Location
- In Close Proximity to Harborne High Street
- Beautifully Maintained Garden Overlooking Golf Course
- No Upward Chain
- Requires Modernisation but Fantastic Potential For Extension Subject to Relevant Planning Permissions
- Driveway and Garage
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - E

Offers In The Region Of £375,000



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DESCRIPTION

A fantastic opportunity to acquire this detached family residence situated in this highly desirable cul-de-sac location in Harborne overlooking Harborne Golf Course. This desirable three bedroom property requires modernisation throughout but has excellent scope and potential for further extension and development subject to the relevant planning permissions. The property is perfect for access to Queen Elizabeth Medical Complex and is being sold with No Upward Chain.

The property is partially glazed but provides gas central heating with a reasonably modern boiler installed within the garage. Set back away from the road via a driveway and well maintained front garden. The property accommodation includes a welcoming entrance hallway, spacious front and rear reception rooms that have internal doors in-between so the two can be combined, the latter also has patio doors leading out to the beautifully manicured rear garden. The kitchen includes some under-stairs storage space and provides access out to a timber framed veranda, offering additional storage, and access to both the garage and garden. The upstairs accommodation provides three good sized bedrooms, including a master bedroom which provides wonderful views across Harborne golf course. A family bathroom with electric shower and a separate WC complete the upstairs accommodation.

Outside at the rear is a stunning south-westerly facing rear garden with views across the golf course, complete with patio and lawn areas and array of mature flowerbeds and plants throughout, with a beautiful stream running across the back of the garden.

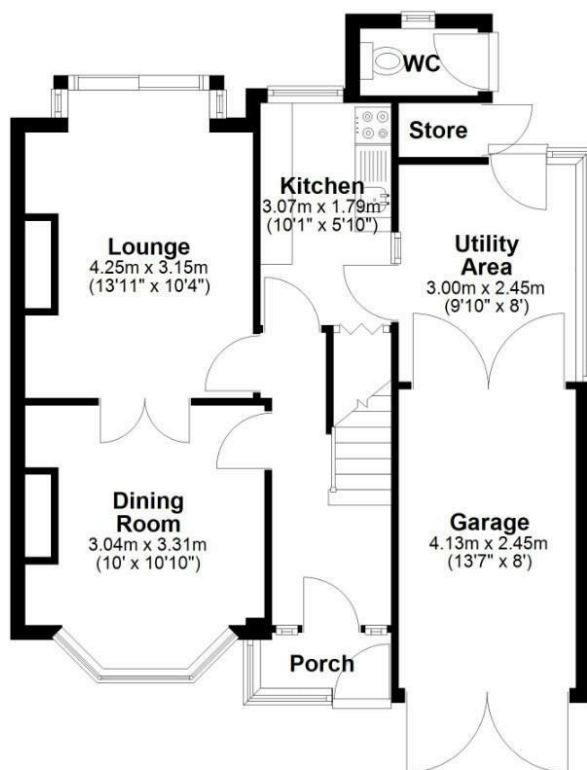
Located in this quiet residential cul-de-sac, this sought after Harborne location is within close proximity of plenty of local amenities including shops, cafés and transport facilities. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre.





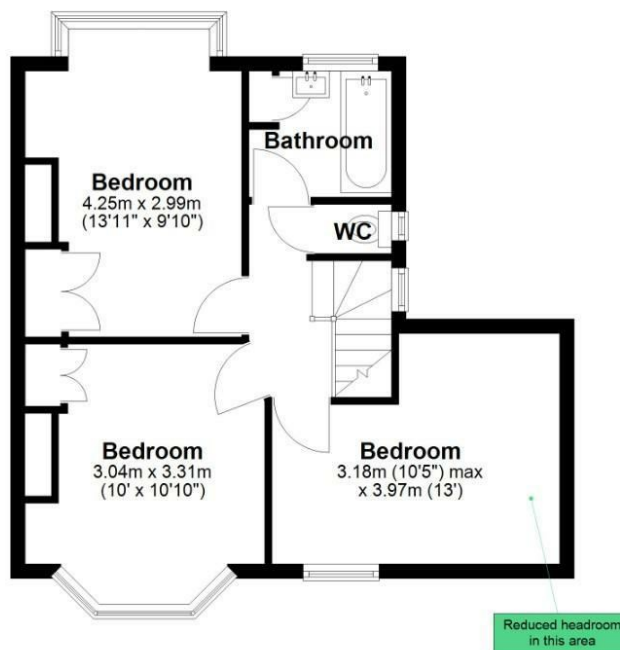
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 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

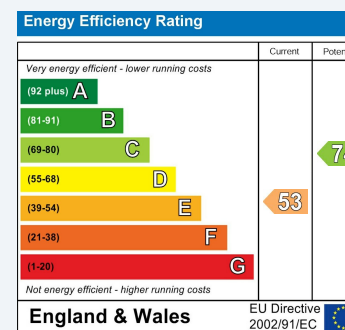
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.