



Station Road, Harborne, Birmingham, B17 9LP

- Fantastic and Spacious Terraced Home in Central Harborne
- Extended Kitchen Dining Room to Rear of Property
- Two En-Suites and Additional Shower Room
- No Upward Chain
- Four Bedrooms with Built-In Wardrobes
- High Specification Fixtures and Fittings Throughout
- Excellent Local School Catchment
- EPC Rating - C

Offers In The Region Of £475,000



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An immaculately presented and fully refurbished terraced home situated in the centre of Harborne Village. This spacious four bedroom property has undergone refurbishment to the highest standard and is located on the doorstep of Harborne High Street and the highly regarded Harborne Primary School. Benefitting from extended open-plan kitchen living at the rear and Being Sold with No Upward Chain.

The property includes double glazing throughout with gas central heating and has been finished to an extremely high standard, including a bespoke kitchen complete with granite worktop and integrated 'Siemens' appliances, bespoke fitted wardrobes and 'Karndean' flooring throughout.

The property briefly comprises entrance hall, front reception room, rear reception room combined with open-plan extended kitchen dining room to the rear of the property, with a guest cloakroom completing downstairs. The upstairs accommodation set over two floors and provides four bedrooms all with fitted wardrobes, two of which have en-suite shower rooms and a third additional shower room to the second floor.



The property is situated in this highly regarded location, superbly located in the heart of Harborne Village within very close proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are under a mile away.



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Front and Approach
A blue brick front courtyard leads to the property entrance with a dwarf brick wall boundary.

Entrance Hall
A composite entrance door leads into the hallway, providing stairs to first floor, original tiled flooring, central heating radiator and access into:

Cloakroom
Fully tiled comprising low level WC, wall mounted sink unit and chrome heated towel rail.

Front Reception Room
10'7" x 12'4" into bay
With a double glazed bay window to front elevation, central heating radiator, TV and telephone points.

Rear Reception Room
14'0" x 10'9"
A excellent space that is opened up directly into the kitchen dining room, with a double glazed patio door out to the rear garden and vertical central heating radiator.

Extended Kitchen Dining Room
27'2" x 8'1"
A fully fitted kitchen with a double glazed window to the side

elevation, comprising an array of wall and base level units, granite worktop with integrated drainage and breakfast bar area, stainless steel sink unit, Integrated 'Siemens' appliances include oven and grill, induction hob and extractor hood above, integrated dishwasher and fridge freezer with freestanding washing machine and dryer. The dining area has part vaulted ceiling with Velux' skylight, and patio doors to the rear garden with central heating radiator.

Rear Garden
A patio area stretches across the rear and to side of the property with pathway leading to an additional stone patio area at the back of the garden. There is a garden shed and rear gate access and the garden is completed with a mature lawn and border to side.

First Floor Landing
Providing stairs to second floor and access into:

