Mill Farm Road, Harborne, Birmingham, B17 0QX

- Mid-Terraced Property in Popular Location Overlooking Grove Park
- Detached Garage at Rear of the Property
- Local Park and Amenities on the Doorstep
- No Upward Chain
- Three Generously Sized Bedrooms
- Low Maintenance South Facing Rear Garden
- In Excellent Proximity to QE Medical Complex, Birmingham Univeristy and Harborne Village High Street
- EPC Rating - C

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Offers In Excess Of £280,000

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DESCRIPTION

A superbly presented and deceptively spacious mid-terraced family home situated in this popular location with wonderful views overlooking Grove Park. The property is perfectly situated in close proximity to Queen Elizabeth Medical Complex and Birmingham University, with a low maintenance garden and separate garage at the rear. An ideal purchase for a first time buyer or possible investment. Being Sold with No Upward Chain.

The property provides gas central heating and is fully double glazed internally, outside at the front is a decorative front forge garden with pathway approaching property entrance. A welcoming hallway provides staircase to the first floor and leads into a spacious open plan reception room which wraps around to the rear offering space for both living and dining room furniture, with dual aspect windows to both the front and rear elevations and a service hatch to the kitchen. The refitted kitchen comprises wall and base level unit, with complimentary work surfaces and tiled splash-back, there is a pantry and under-stairs storage space. An integrated oven with gas hob and extractor and space for all other kitchen appliances whilst housing the central heating boiler. Off the kitchen is an external area with WC and storage space, with access out to the rear garden.
The upstairs accommodation provides three generously sized bedrooms, all of which includes fitted wardrobes or storage. The bedroom accommodation is perfectly complimented by a fully tiled modern shower room comprising WC, vanity corner sink unit and a walk-in shower cubicle with rainfall shower and seating.
Outside at the rear is a low maintenance south facing garden which includes a rear gated access which leads out to a detached garage, with patio throughout with a mature flowerbed border.

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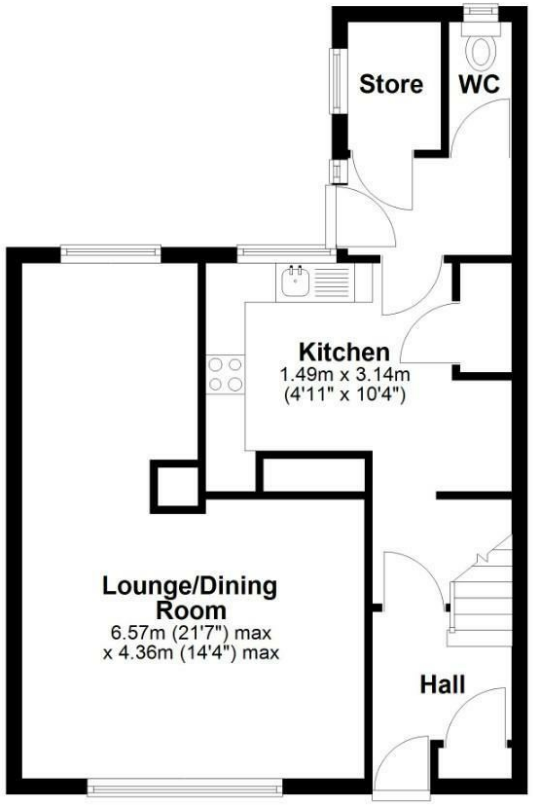
Ground Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)

Total area: approx. 88.8 sq. metres (956.3 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

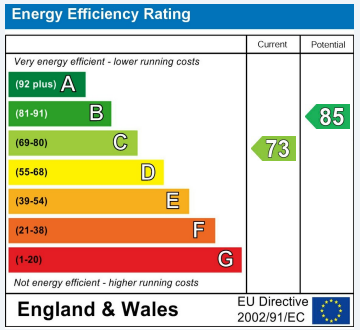
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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