



MCHUGO
HOMES

Station Road, Harborne B17 9LP



3



1

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Property Description

Positioned on the highly sought-after Station Road, just moments from Harborne High Street, this charming three-bedroom end terrace home offers beautifully proportioned accommodation arranged across three floors, combining a wealth of traditional character with excellent family living. The property is introduced via a welcoming entrance hallway, leading through to an elegant front reception room where original features create a warm and inviting atmosphere. A separate dining room provides further versatile living space, perfectly suited to both everyday family life and entertaining, whilst maintaining the home's period charm and character. To the rear, the fitted kitchen offers an excellent range of storage and workspace, together with direct access to the generous rear garden. The first floor comprises two spacious double bedrooms, both enjoying excellent proportions and natural light. These are served by a well-appointed family bathroom featuring both a freestanding bath and separate shower cubicle, providing practicality for modern family living. Occupying the second floor, the impressive third bedroom offers a superb additional living space, ideal as a principal bedroom, guest suite or home office, adding further flexibility to the accommodation. Externally, the property benefits from a beautifully sized private rear garden, providing an attractive setting for outdoor dining, family enjoyment and relaxing throughout the warmer months. Offering generous accommodation, period character and an exceptional location within one of Harborne's most desirable residential settings, this delightful home presents an excellent opportunity for a wide range of purchasers.

Area

Station Road enjoys one of Harborne's most desirable positions, located just a short stroll from the vibrant Harborne High Street. Renowned for its thriving village atmosphere, the High Street offers an outstanding selection of independent cafes, award-winning restaurants, boutique shops and everyday amenities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, making the location particularly attractive for healthcare professionals and academics. Birmingham city centre is readily accessible via excellent road and public transport links, whilst the nearby A38 provides convenient connections to the M5, M6 and Birmingham International Airport. Families are well served by an excellent choice of highly regarded schools across Harborne and Edgbaston, including Edgbaston High School for Girls, Hallfield School, West House School, The Blue Coat School, St George's School, The Priory School and the prestigious King Edward Foundation Schools. Leisure and recreational facilities are equally impressive, with Harborne Pool & Fitness Centre, Harborne Golf Club, Edgbaston Priory Club and Edgbaston Cricket Ground all close by. Green open spaces including the Birmingham Botanical Gardens, Martineau Gardens and the Harborne Walkway further enhance the exceptional lifestyle this location has to offer.

Approach

Paved footpath leading to front door with hedges to borders.

Porch

Tiled flooring, ceiling coving, ceiling light point, houses fuse boards and door to:

Hallway

Wooden engineered flooring, radiator, ceiling light point, opening into living room and door to:

Dining Room

Bay window to front elevation, radiator, wooden engineered flooring, ceiling coving, ceiling light point with ceiling rose, traditional fireplace and power points.

Living Room

Wooden engineered flooring, traditional fireplace feature, stairs to first floor with understairs storage, ceiling coving, ceiling light point with ceiling rose, radiator, power points, French doors leading to rear garden and doorto:

Kitchen

Tiled flooring, wall and base units, built in sink with mixed tap above, bay window to rear elevation, window to side elevation, space and plumbing for appliances, integrated fridge and freezer, oven with four ring gas hob and extractor fan above, ceiling light point, power points and vertical wall mounted radiator.

First Floor Landing

Carpeted, double glazed window to side elevation, two ceiling light points, power points, stairs to second floor and doors to:

Bedroom One

Carpeted, built in wardrobes, two windows to front elevation, radiator, ceiling coving ceiling light point and power points.

Bedroom Two

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

Bathroom

Freestanding bath with telephone style handheld shower hose and mixer taps above, corner walk-in shower cubicle with rainfall and handheld shower hose, low level WC, wash hand basin, built-in storage cupboard, double glazed obscure window to rear elevation, wall mounted towel rail, ceiling light point and electric shaver charging point.

Second Floor Landing

Carpeted, ceiling light point and door to:

Bedroom Three

Laminate flooring, double glazed window to rear elevation, sky light, eves storage, ceiling light point and power points.

Garden

Mature greenery, pebbled patio area, laid to lawn, shared access to front of the property and fences to borders.

Further Details

Tenure: Freehold, Council Tax Band: C, EPC: E

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.

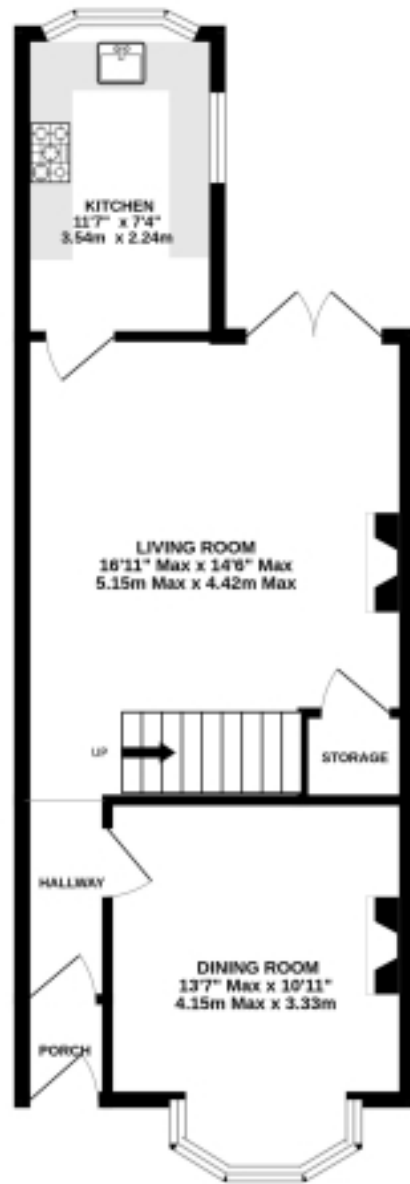
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



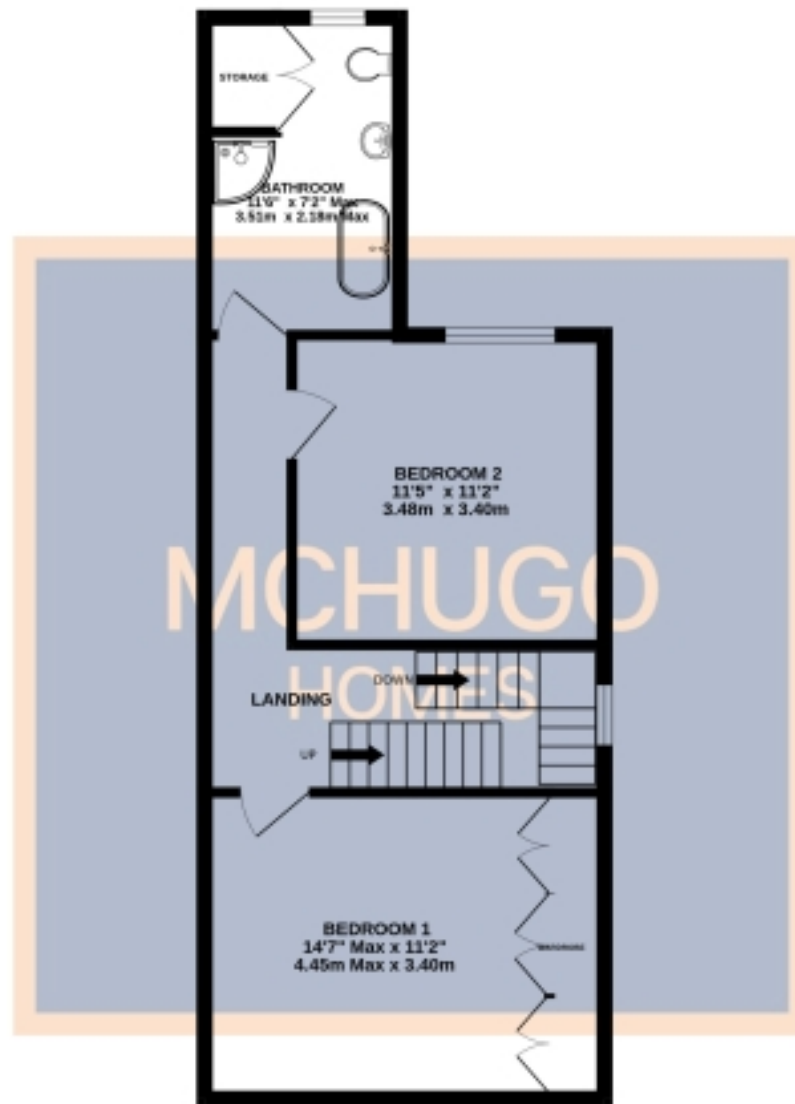




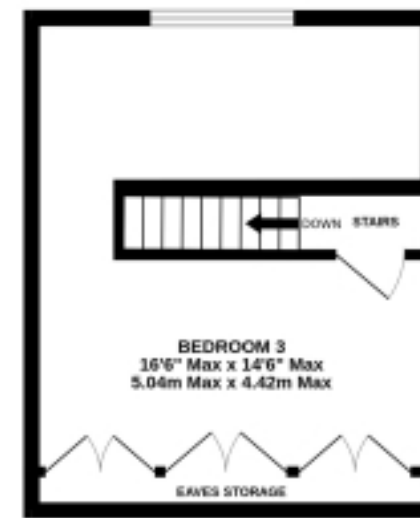
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
499 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- No upward chain
- End terrace home
- Three bedrooms
- Accommodation over three floors
- Two reception rooms
- Character features
- Large rear garden
- Well presented throughout
- Prime Harborne location
- Walking distance to High Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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