



Leigham Drive, Harborne, Birmingham, B17 8AT

- Superbly Maintained End of Terrace Home in Popular Location
- Garage and Driveway for Multiple Cars
- Beautifully Maintained Front and Rear Gardens
- No Upward Chain
- Three Double Bedrooms with Two Balconies Offering Wonderful Views
- Spacious Living Area for Both Living and Dining
- Excellent Links to Birmingham City Centre, QE Medical Complex and Birmingham University
- EPC Rating - D

Price £400,000



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A superbly maintained and deceptively spacious three bedroom home situated in this quiet and peaceful location in Harborne with excellent views overlooking Seven Tree Forest. This wonderful end of terrace property provides well appointed internal accommodation and includes a garage, private driveway for multiple cars and a beautifully secluded rear garden. Being Sold with No Upward Chain.

The property is perfectly positioned, surrounded by a tranquil environment with the quiet and leafy park situated opposite and superbly maintained greenery also to the side of the property. It is double glazed throughout and includes gas central heating, set well back from the road with a driveway providing off-street parking for multiple cars in tandem and leading to the garage and property entrance.



As you enter, a welcoming entrance hallway includes the staircase to the first floor with access to a cloakroom and the downstairs accommodation. The kitchen comprises wall and base level units with complimentary work surfaces, tiled splash-back and service hatch, with integrated oven and gas hob with an integrated fridge. The living space to the rear offers ample space for both living and dining, with a feature timber fireplace with marble hearth and access out to the rear garden.

The upstairs accommodation includes a landing with airing cupboard which houses the Worcester Bosch central heating boiler, with access into three double bedrooms, two of which have balconies overlooking the front and rear aspects, with a family bathroom completing the internal accommodation and comprising WC, wash hand basin and walk-in shower cubicle.



A spacious garage has an electric door, providing access from the front to the rear of the property, with storage and space for further kitchen appliances.

A large and secluded rear garden provides patio space and a pathway, with lawn area and a abundance of beautifully manicured plants, bushes and trees throughout, plus a greenhouse and garden shed.



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The property is situated in this quiet and tranquil residential area within central Harborne and is perfectly situated to provide convenient access into Harborne Village High Street along with equally ideal access links in-and-out of Birmingham City

Centre, with the local motorway network also nearby. The Queen Elizabeth Medical Complex and Birmingham University are both within approximately a two mile radius of the property along with a wide range of schools for children of all ages in excellent

proximity in both the private and state sectors - most notably including Harborne Primary and the Blue Coat schools.

Calthorpe Estate Charges

The property is understood to be freehold,

however as it forms part of the Calthorpe Estate it is subject to the Estate's Scheme of Management of £258.88 per Quarter. The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to

obtain verification from their solicitor or surveyor.

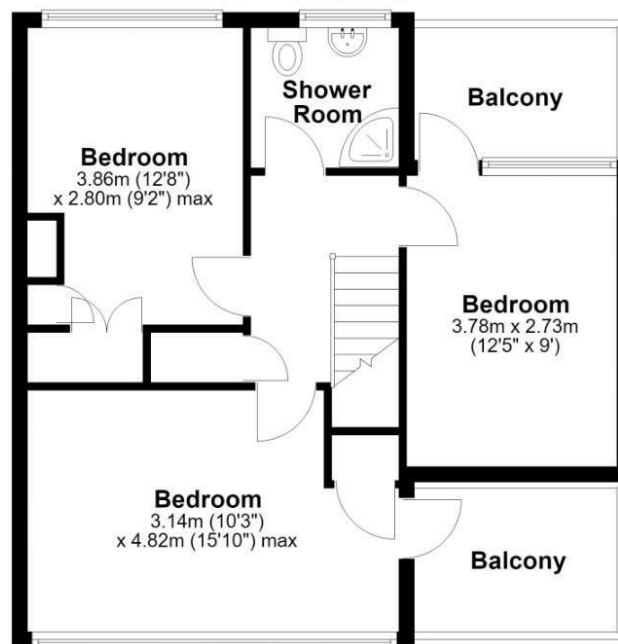
Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 100.1 sq. metres (1077.2 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

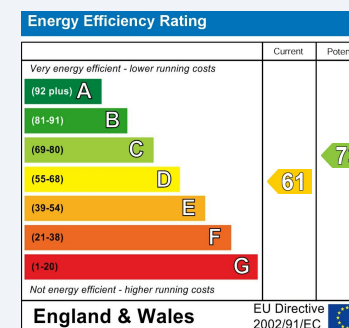
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.