



MCHUGO
HOMES

Harborne Road, Warley Woods B68 9JB



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Property Description

Positioned within an established and highly desirable residential setting close to Warley Woods, this attractive three-bedroom semi-detached home extends over 1,400 sq ft and offers beautifully maintained accommodation throughout, complemented by exceptional front and rear gardens that create a wonderful sense of privacy and tranquillity. The property is introduced via an enclosed porch, opening into a welcoming entrance hallway which provides access to the principal living accommodation. To the front, the elegant living room enjoys an abundance of natural light through a charming bay window, creating a comfortable setting for everyday living. To the rear, a versatile sitting and dining room provides an excellent space for both family life and entertaining, overlooking the beautifully landscaped garden beyond. The fitted kitchen offers a range of wall and base units with direct access to the rear garden, while a convenient ground floor shower room enhances the practicality of the accommodation. Internal access to the substantial garage provides valuable storage together with excellent potential for a variety of future uses, subject to the necessary consents. The first floor comprises three bedrooms, all served by a well-appointed family bathroom, offering flexible accommodation suitable for families, professionals or those seeking additional space for home working. Externally, the property is particularly impressive. The front garden creates an attractive first impression with its manicured lawn, mature planting and generous brick paved driveway providing ample off-road parking and access to the integral garage. To the rear, the beautifully established garden is a true highlight of the home, featuring an expansive lawn, mature trees, colourful planting and thoughtfully designed seating areas, providing a peaceful outdoor retreat to enjoy throughout the seasons. Combining generous living accommodation, beautifully maintained gardens and excellent future potential, this delightful home presents a wonderful opportunity to acquire a superb family residence within one of Birmingham's most desirable residential locations.

Area

Situated within a well-established residential location, Harborne Road enjoys a highly convenient position with excellent connectivity to Birmingham city centre via the nearby Hagley Road West (A456), while Junction 2 of the M5 motorway is easily accessible for commuters travelling further afield. The property is ideally placed for the excellent amenities of Bearwood, Harborne and Oldbury, offering a wide selection of independent cafés, restaurants, supermarkets and everyday shopping facilities. Families are well served by a range of respected local schools, including Lightwoods Primary School, World's End Infant & Nursery School and the Ofsted Outstanding-rated St Gregory's Catholic Primary School. Nearby Lightwoods Park and Warley Woods provide beautiful green spaces for recreation, walking and leisure, with Warley Woods Golf Club also close by. The Queen Elizabeth Hospital Birmingham, University of Birmingham and the wider Medical Quarter are all within easy reach, making this a superb location for professionals, families and commuters alike.

Approach

A spacious brick paved driveway provides off-road parking and leads to the integral garage via a up-and-over door, a beautifully maintained front garden is laid to lawn and framed by mature shrubs, established planting and colourful borders, steps and front door leading into:

Porch

Laminate flooring, door into garage, ceiling light point and door to:

Hallway

Carpeted, ceiling light point, power points, radiator, wall light points, under stairs storage and doors leading to:

Living Room

Double glazed bay window to front elevation, radiator, carpeted, ceiling coving, ceiling light point, power points and brick surround fireplace.

Sitting Room

Carpeted, gas fire place, radiator, ceiling coving, ceiling light point, power points and opening to:

Dining Room

Carpeted, vertical tall radiator, double glazed French doors leading into rear garden, ceiling coving, ceiling light point and power points.

Kitchen

Portuguese tiled flooring, oak wall and base cabinetry with internal and under lighting, part tiling to walls, 'Rangemaster' oven with five ring gas hob, extractor fan above, double sink with drainage area, 'Neff' integrated dishwasher, space for further appliances, radiator, double glazed window to rear, double glazed panelled door leading to rear garden, power points and ceiling spot lights.

Downstairs Shower Room

Tiled flooring, part tiling to walls, walk-in corner shower cubicle, low-level WC, corner wash hand basin, ceiling light point and radiator.

Garage

Accessed via the kitchen and up and over door at the front of the property, boasting wall mounted units for storage, space for appliances, housing 'Worcester' boiler, power points, ceiling light point, ceiling strip light and cold water tap.

Landing

Carpeted, double glazed window to side elevation, built in storage, ceiling coving, ceiling light point and doors to:

Bedroom One

Double glazed window to front elevation, carpeted, radiator, ceiling light point, ceiling coving, power points and built-in storage.

Bedroom Two

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

Bedroom Three

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

Bathroom

Bath with mixer taps and wall mounted handheld shower hose above, wash hand basin, low-level WC, part tiling to walls, laminate flooring, two double glazed windows to rear elevation, ceiling light point and wall mounted heated towel rail.

Garden

Paved patio area, laid to lawn, greenhouse with power supply, mature shrubs, established planting,

planting to borders and a shed for further storage to the rear of the garden.

Further Details

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

Utility supply, rights and restrictions: Broadband: FTTP, Electricity supply: Mains supply, Sewerage:

Mains supply, Water supply: Mains supply

Other information: Construction materials: Rendered, 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.

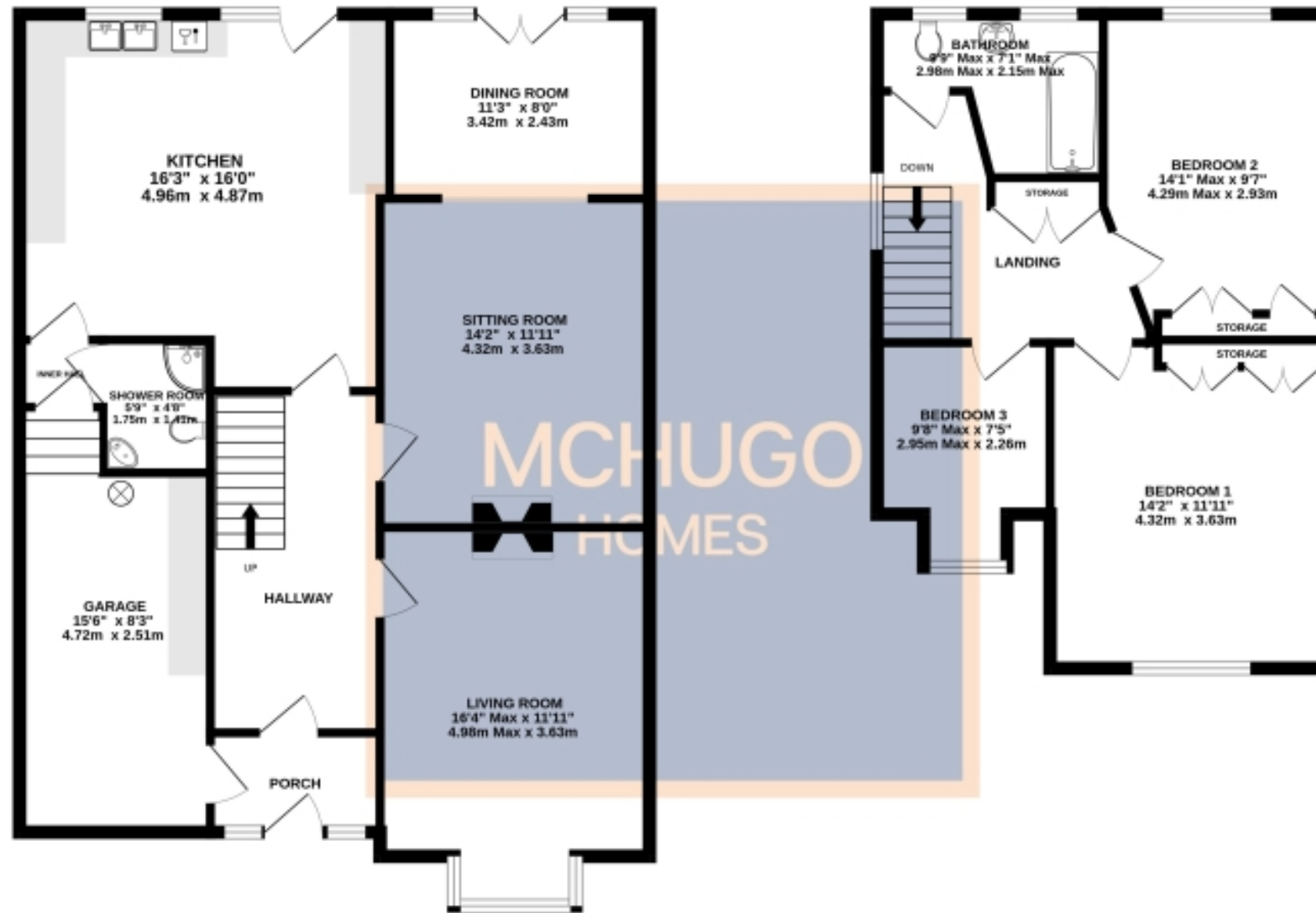






GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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:

- Over 1,400 sq ft
- Three bedrooms
- Semi-detached home
- Two reception rooms
- Ground floor shower room
- Beautifully maintained front and rear garden
- Integral garage
- Driveway
- Excellent family home
- Sought-after residential location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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