



Hartford Close, Harborne B17 8AU



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Property Description

Positioned within the quiet cul-de-sac of Hartford Close, this distinctive two-bedroom terrace bungalow offers a rare opportunity to acquire a thoughtfully designed home attributed to the respected architect John Maine RA.

The property provides well-balanced, single-level living with a layout that offers both comfort and flexibility. A welcoming entrance leads through to a generous living space, ideal for relaxing or entertaining, while the overall design allows for a natural flow throughout the home.

The accommodation comprises two well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite and dressing room, creating a private and well-appointed retreat. A further bathroom serves the remaining accommodation.

Externally, the property continues to impress with a private rear garden, offering a peaceful and enclosed outdoor setting. To the front, a private driveway leads to a gated car port and garage, providing excellent off-street parking and additional storage.

Combining architectural interest with practical living and a desirable setting, this is a unique home well suited to those seeking something a little different within a well-connected location.

Area

Hartford Close is a quiet cul-de-sac positioned just off Leigham Drive, which in turn sits off Fitz Roy Avenue, creating a well-established and convenient residential setting. The property is ideally placed for access to the attractive boutiques and amenities that Harborne High Street is proud to offer, including Marks & Spencer Foodhall and Waitrose, along with a wide range of independent cafés and restaurants.

The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, as is Birmingham city centre via excellent road and public transport links, with the nearby A38 providing connections to the M6 motorway and Birmingham International Airport.

Families are well served by a range of highly regarded schooling options, including Our Lady of Fatima Primary School and Harborne Primary (annexe), alongside a number of respected independent and secondary schools across Edgbaston.

Leisure facilities are also close by, including Harborne Pool & Fitness Centre, Harborne Golf Club and Edgbaston Priory Club, with further recreational spaces such as the Botanical Gardens and Martineau Gardens within a short journey.

Approach

Tarmac driveway with paved brick surround, laid to lawn, shrubbery, gated entrance to the private carport and double glazed sliding door leading to:

Porch

Tiled flooring, power points, ceiling light point and double glazed door leading into:

Hallway

Built in storage, carpeted, radiator, power points, ceiling light point, power points and doors to:

Kitchen

Door leading into car port, ceiling light point, wall and base units, radiator, integrated double oven, dishwasher, four ring gas hob, built in storage, double glazed window to side elevation and opening to:

Dining Room

Carpeted, radiator, double glazed window to side elevation, power points, ceiling light point with ceiling rose and ceiling coving.

Living Room

Carpeted, double glazed window to side elevation, double glazed door leading to rear garden, radiator, power points, ceiling light point with ceiling rose and ceiling coving.

Bedroom One

Carpeted, double glazed window to rear elevation, ceiling light point, ceiling coving, power points, fitted wardrobes and doors leading into:

Ensuite

Carpeted, double glazed window to front elevation, ceiling spot lights, radiator, shaver point, walk in shower cubicle with handheld shower hose, low level WC and wash hand basin.

Dressing Room

Carpeted, double glazed window to front elevation, ceiling light point and radiator.

Bedroom Two

Carpeted, double glazed window to rear elevation, ceiling light point, ceiling coving, power points and fitted wardrobes.

Shower Room

Tiling to walls, ceiling spotlights, walk-in shower with handheld shower hose, low level WC, wash hand basin, radiator and double glazed window to front elevation.

Garage

Up and over door leading from car port, two ceiling light points, power points, houses gas meter, double glazed window to rear elevation and door leading rear garden.

Further Details

Tenure: Freehold

Council Tax Band: E

EPC: E

Calthorpe Estate Charge: £106.10 quarterly

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.

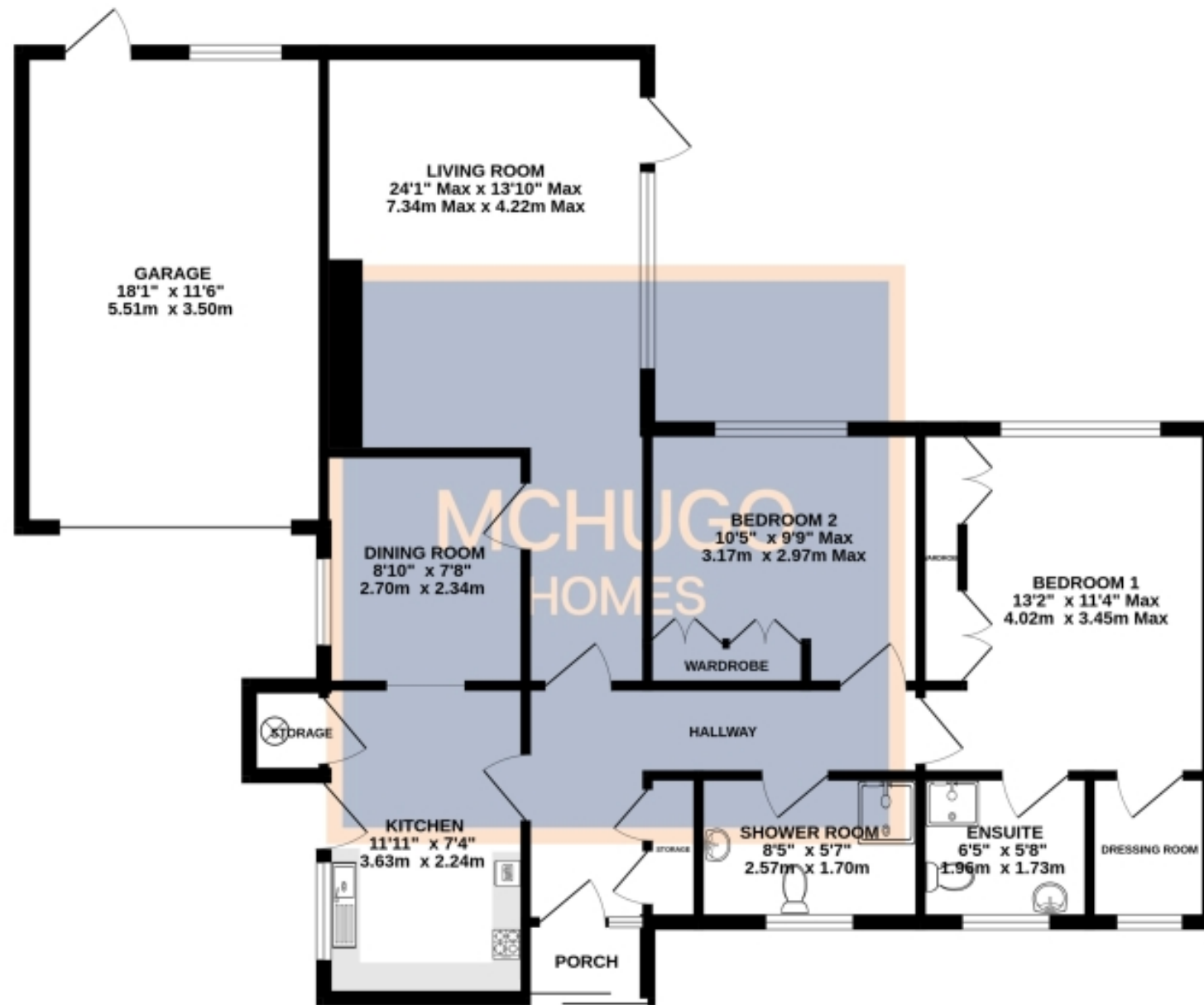
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which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







GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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:

- Terrace bungalow
- Two bedrooms
- Ensuite bedroom
- Architect designed
- Private garden
- Driveway parking
- Gated car port
- Quiet cul-de-sac
- Two reception rooms
- Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

01215170251 | movinghome@mchugohomes.co.uk | www.mchugohomes.co.uk/

7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

