



52 CROFTDOWN ROAD
HARBORNE, BIRMINGHAM B17 8RD

Robert Powell
RESIDENTIAL SALES & LETTINGS



52 CROFTDOWN ROAD £895,000

HARBORNE

An excellent 4 bedroom detached two storey family home, extending to some 2,318 sq. ft. (215 sq. m.), set well back from the road within delightful south facing gardens, whilst benefitting from an extremely desirable residential location within Harborne.

Location

Croftdown Road is a most convenient residential location and is extremely well placed for access to local amenities within both Harborne and Edgbaston. Central Birmingham lies only some 4 miles to the east, whilst access to the Midlands motorway network can be easily found via junction 3 of the M5 which is less than 4 miles away, or via junction 6 of the M6 which is approximately 6 miles distant. Harborne High Street is located only about a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

Description

52 Croftdown Road is a fine detached family home which offers well-presented and well laid out living space, set over the two levels, and extending in all to some 2,318 sq. ft. (215 sq. m.). The property is understood to originally date from around 1935, with later additions, and offers attractive part brick faced and rendered elevations, predominantly set beneath a pitched tiled roof. Gas fired central heating and double glazed windows.

The Accommodation

A front door opens into the glazed entrance vestibule, with a tiled floor and glazed door with stained glass inserts continuing into the central reception hall. The hall has a useful cloaks cupboard, in addition to a downstairs cloakroom. Further doors radiate off the hall to the two superb reception rooms and a breakfast kitchen.

The principal sitting room enjoys a southerly aspect to the rear, and ample natural light provided by a bow window and double glazed door leading out onto the terrace and gardens. There is a separate dining room with an aspect to the front.

The breakfast kitchen has a southerly outlook to the rear overlooking the gardens, has a tiled floor, and is fitted with a range of base and wall mounted units, corner breakfast bar area, quartz worktops, single bowl single drainer sink unit. There are a range of built in appliances, to include a range cooker, half height integral fridge and separate freezer, as well as a dishwasher.

From the reception hall a staircase leads up to the first floor landing, with access hatch to the loft space (with potential for conversion into additional living space subject to any necessary consents), and doors leading off to the principal bedroom accommodation. Bedroom 1 has fitted wardrobes to the one wall and is served by an en suite shower room. There are a further 3 double bedrooms on this floor, as well as a main family bathroom.

Outside

The front drive provides off road parking for a number of cars and also gives access to the double garage, entered via a remote controlled roller shutter door, whilst also housing the Worcester gas fired central heating boiler. The well maintained gardens are situated mainly to the rear of the property, enjoying a delightful southerly aspect, with a large, paved seating terrace and level lawn beyond, flanked by well planted borders. To the far end is a greenhouse and garden shed. The house and gardens in all extend to around 0.21 acre.

General Information

Tenure: The property is understood to be freehold.

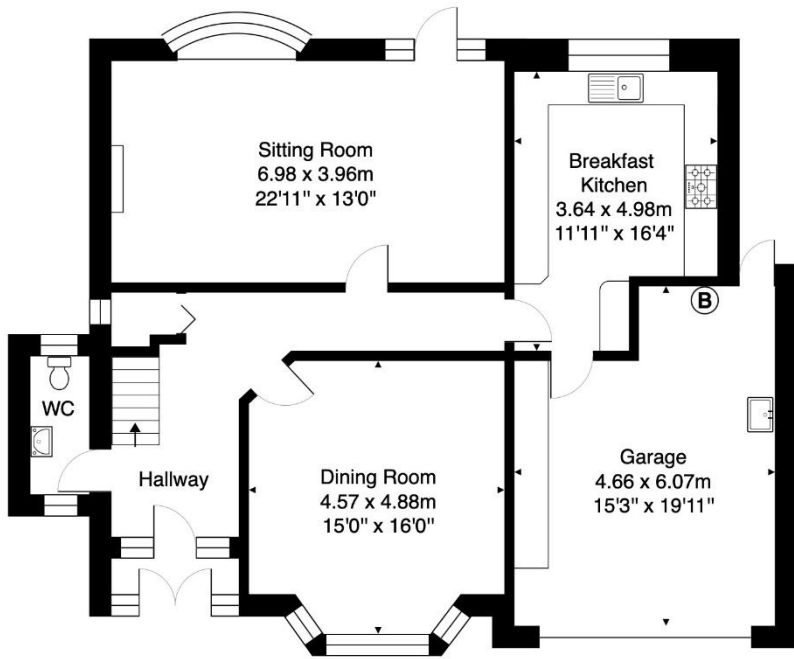
Council Tax: Band F

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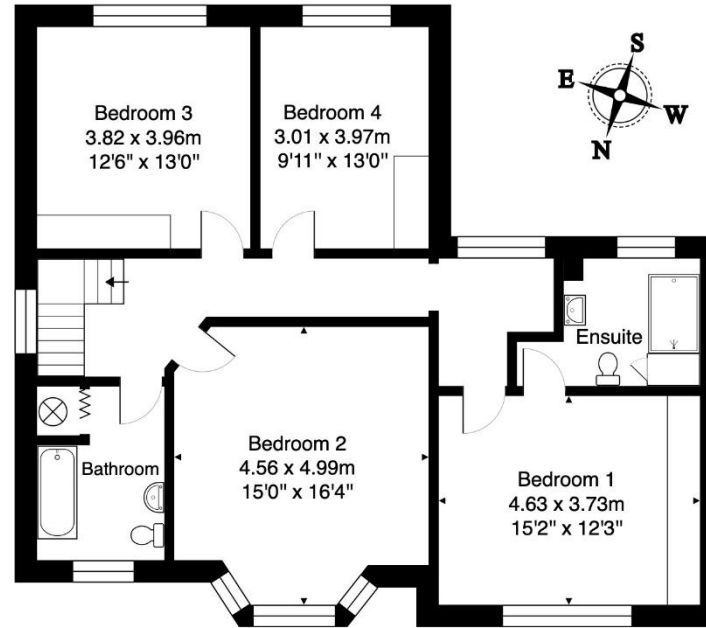


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 116.8 m² ... 1258 ft²



First Floor
Floor Area: 98.5 m² ... 1060 ft²



52 Croftdown Road, Harborne, Birmingham, B17 8RD.

Total Area: approximately 215.3 m² ... 2318 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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