



## Hunstanton Avenue

Harborne, Birmingham, B17 8TA

Asking Price £450,000



- Spacious Detached Property in Popular Residential Area
- Garage and Driveway
- Beautifully Maintained Front and Rear Gardens
- No Upward Chain
- Three Double Bedrooms all with Built-In Wardrobes
- Freehold Property
- Excellent Links to Birmingham City Centre, QE Medical Complex and Birmingham University
- EPC Rating - D

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A spacious and immaculately maintained detached family home situated within this quiet and sought-after neighborhood in Harborne. This three bedroom freehold property has beautifully manicured front and rear gardens with driveway and garage. Conveniently situated for access to Harborne High Street and Birmingham City Centre and Being Sold with No Upward Chain.

The property is set back from the road above street level with a wonderfully maintained front garden with a decorative flowerbed border and steps leading to the property entrance, with access to the garage and side entry. The property provides double glazing in full with a modern gas central heating and combi-boiler. The entrance porch greets you with a secondary door leading into the hallway, providing staircase to first floor and storage space under, with access to the living accommodation and partly tiled guest cloakroom. An open-plan L shaped living area provides ample space for both living and dining room furniture, with dual aspect windows to the front and rear elevations providing plenty of natural light and sliding french doors out to the rear garden. A separate breakfast kitchen provides wall and base level units with complimentary work surfaces and tiled splash-back, there is space for kitchen appliances and a small breakfast table and chairs with access to the side entry. The kitchen side entry door leads to an enclosed and secure utility space with skylights, spanning the full depth of the property and allowing internal access between garage, kitchen and gardens.

Upstairs offers generously sized accommodation, with a landing area offering built-in storage, and three large double bedrooms all including built-in wardrobes and large windows giving a wonderful light and airy feel to the property. The bedrooms are complimented with a family bathroom suite which includes WC, pedestal wash hand basin and bath.

The integral garage provides up-and-over door with power and light source with additional work surfaces and storage.

The property is completed with a wonderfully presented rear garden, with patio across the rear and lawn space, surrounded by beautifully manicured flowerbed borders and hedgerow with a variety of mature plants, bushes and small trees.

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.

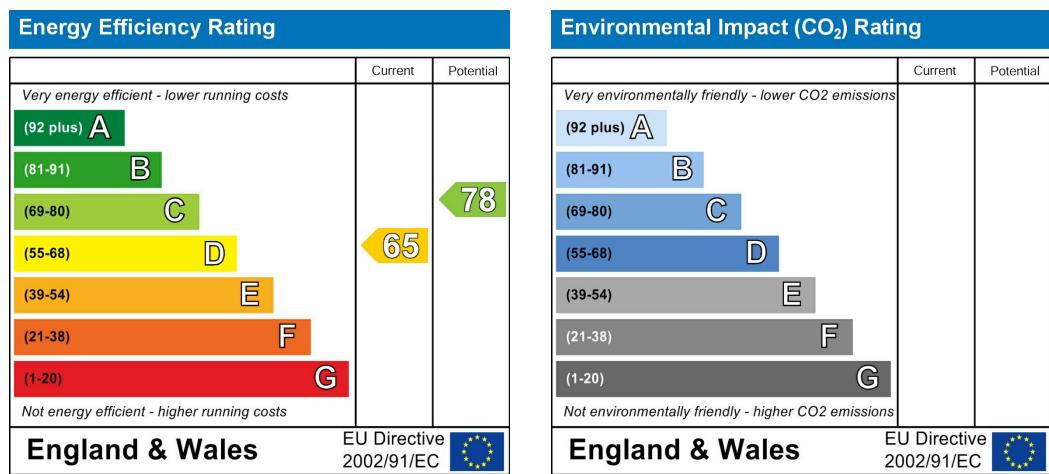
## Floorplan







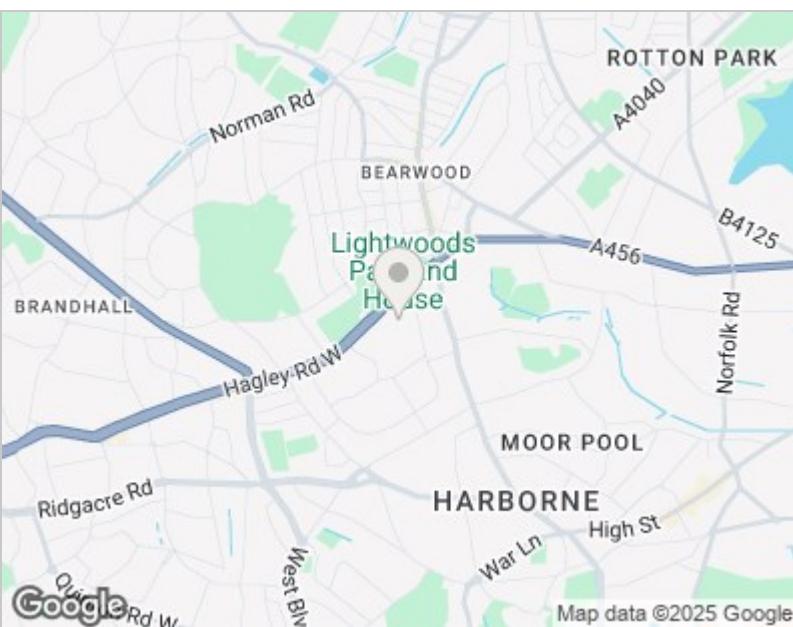
## Energy Efficiency Graph



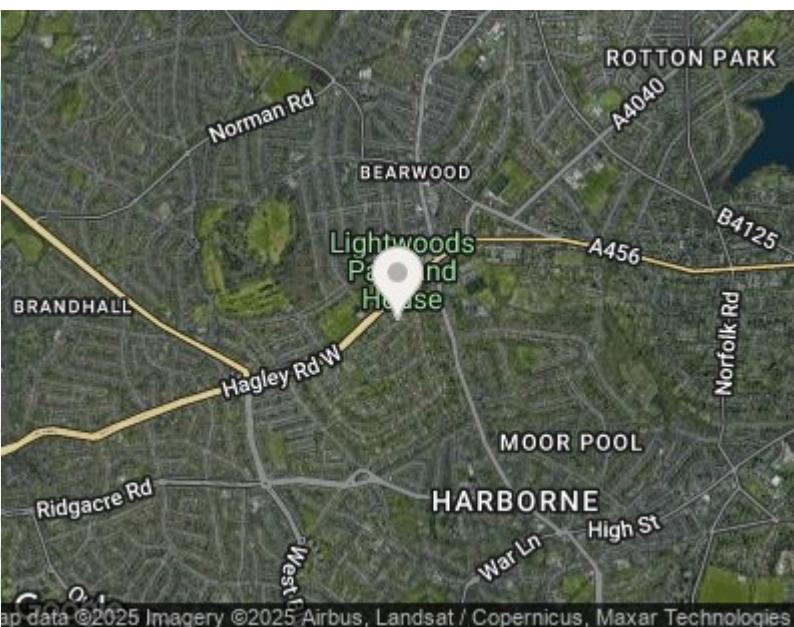
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 0121 647 4233



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.

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