



## Denise Drive

Harborne, Birmingham, B17 0BN

Offers In The Region Of £375,000



- An Immaculately Maintained Traditional Semi-Detached Property
- Popular Cul-De-Sac Location in Very Close Proximity to QE Medical Complex and Birmingham University
- Open-Plan Kitchen Dining Room to Rear of Property
- No Upward Chain
- Three Good Sized Bedrooms
- Off Street Parking
- Low Maintenance Rear Garden
- EPC Rating - C

# Denise Drive

Harborne, Birmingham, B17 0BN

Offers In The Region Of £375,000



An immaculately presented traditional semi-detached home situated in this popular cul-de-sac location in Harborne, on the doorstep of Queen Elizabeth Medical Complex and Birmingham University. The property provides open-plan contemporary living throughout the ground floor with the kitchen dining room at the rear of the property. The perfect home for families or even a potential investment. Being Sold with No Upward Chain.

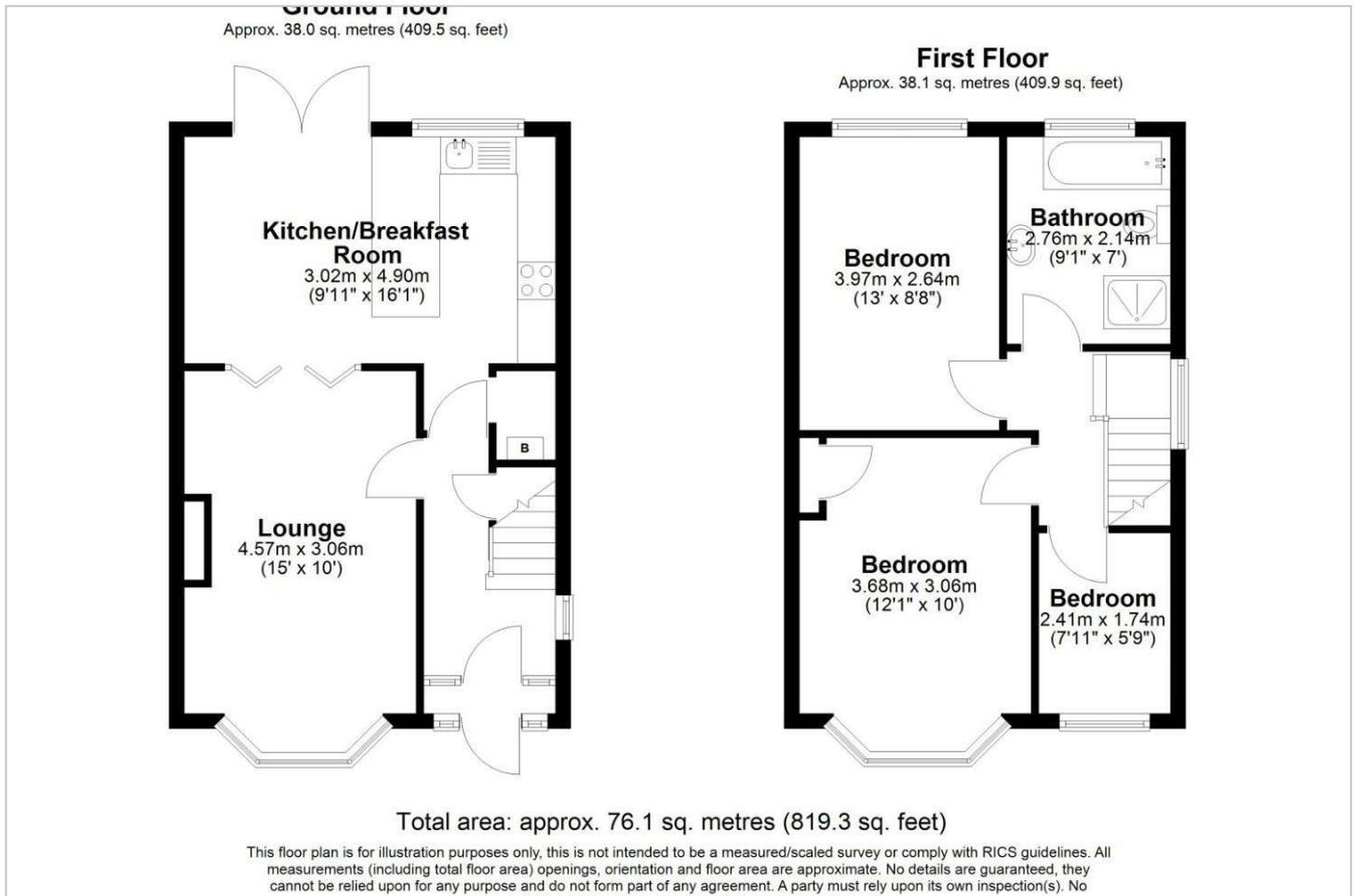
The property is set back from the road via a block paved driveway for one car with a spacious side access and mature flower bed border, benefiting from double glazing in full and providing gas central heating. The internal accommodation comprises UPVC entrance porch leading into a welcoming hallway which provides the staircase to the first floor and access into the ground floor accommodation. There is an excellent front reception room with bay window and internal bi-folding doors through to the open-plan kitchen dining room that stretches across the rear of the property, providing ample space for dining table and chairs with patio door access out to the rear garden, along with an immaculate fitted kitchen comprising wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven and gas hob with extractor, integrated dishwasher, fridge freezer and a freestanding washing machine. A useful understairs storage cupboard houses the central heating boiler.

The upstairs accommodation includes a light and airy landing space with pull down loft-ladder to a partially boarded loft, providing access into three well-proportioned bedrooms, including two large double rooms and a single room ideal for use as a home office or nursery. The upstairs is completed by a partly tiled family bathroom comprising WC, vanity sink unit and bath with separate shower cubicle.

A low maintenance south-westerly facing rear garden is made up of mainly patio space, with a fenced boundary and the side gated access.

The property is situated in this highly desirable cul-de-sac location, on the doorstep of the Queen Elizabeth Medical Complex and The University of Birmingham, with plenty of local amenities including shops, cafés and transport facilities in reasonable distance from both Harborne High Street and the redeveloped Selly Oak retail park. Additionally there are also excellent links to Birmingham City Centre with the University train station just a short walk away offering frequent connections into Birmingham New Street and the wider UK rail network.

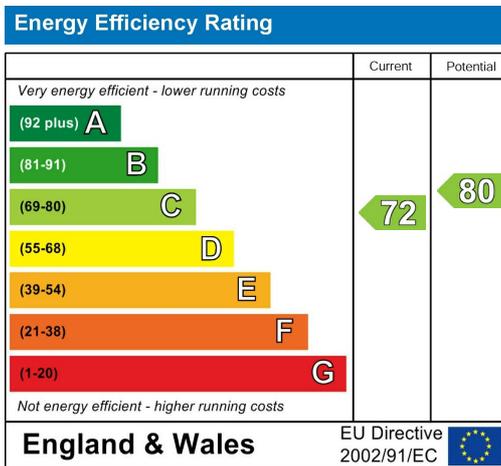
# Floorplan







## Energy Efficiency Graph



## Viewing

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

Road Map

Hybrid Map





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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