



## North Road

Harborne, Birmingham, B17 9PA

Offers In The Region Of £535,000



- Immaculately Presented Modern Townhouse
- Four Double Bedrooms & Three Bathrooms
- In Close Proximity to QE Medical Complex and Birmingham University
- No Upward Chain
- Central Harborne Location just off of the High Street
- Securely Gated Parking Space at the Rear
- Low Maintenance Landscaped Rear Garden
- EPC Rating - C

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A beautifully presented and deceptively spacious four bedroom townhouse situated in the heart of Harborne Village just off of the High Street. This modern family home is set over three floors providing excellent internal accommodation ideal for families or potentially professional sharers, additionally benefitting from a low maintenance rear garden and a securely gated off street parking space. Being Sold with No Upward Chain

The property is fully double glazed and provides gas central heating, as you enter the property into the entrance hallway you have a staircase to the first floor with storage underneath and access to a useful cloakroom. The fully fitted kitchen is positioned at the front of the property and comprises wall and base level units with Granite worktops and matching up-stand, integrated 'Siemens' appliances include oven with induction hob and extractor, dishwasher, washer dryer and there is space for a freestanding fridge freezer and it also houses the central heating boiler. At the rear of the ground floor is a living dining room offering ample space for both living and dining room furniture with patio doors out to the rear garden.

The upstairs accommodation includes four double bedrooms across the first and second floor. The first floor includes a spacious double bedroom with a Juliet balcony, fitted wardrobes and drawers, and across the landing is another generously sized bedroom with another Juliet balcony with further fitted wardrobes, drawers and desk space. Both bedrooms are complimented by a fully tiled bathroom comprising WC, vanity sink unit and a large bath with separate shower.

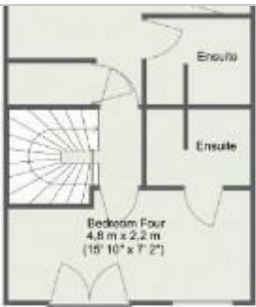
On the top floor are two further double bedrooms, both with fitted wardrobes and storage and both of which provide partly tiled en-suite shower rooms comprising WC, wash hand basin and walk-in shower cubicles.

To the outside is a beautifully landscaped, low maintenance rear garden with patio area and pergola with a pathway leading to the rear gate which goes out to the allocated parking space, there is also an artificial lawn area and mature flower bed borders.

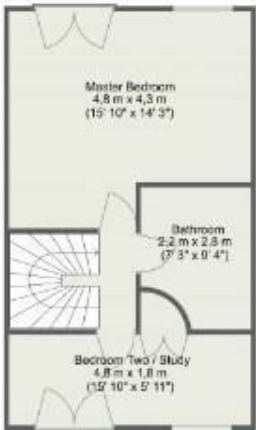
The property is situated in this fantastic and extremely convenient location just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably Harborne Primary, Chad Vale and the Blue Coat school all in close proximity.



Floorplan



First Floor



Ground Floor

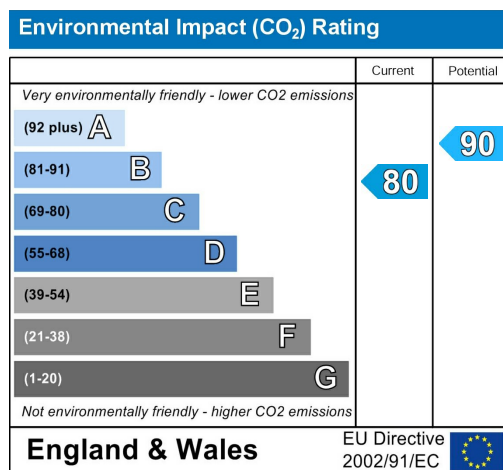
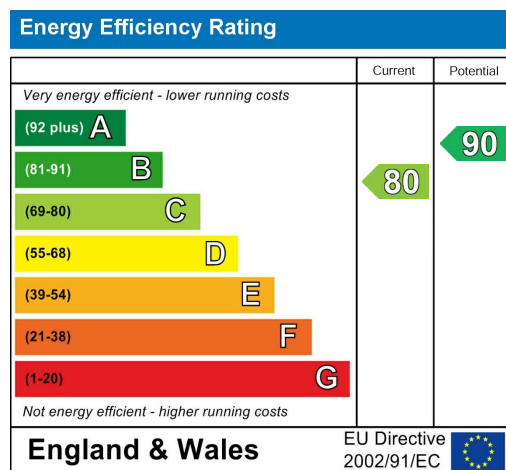








## Energy Efficiency Graph

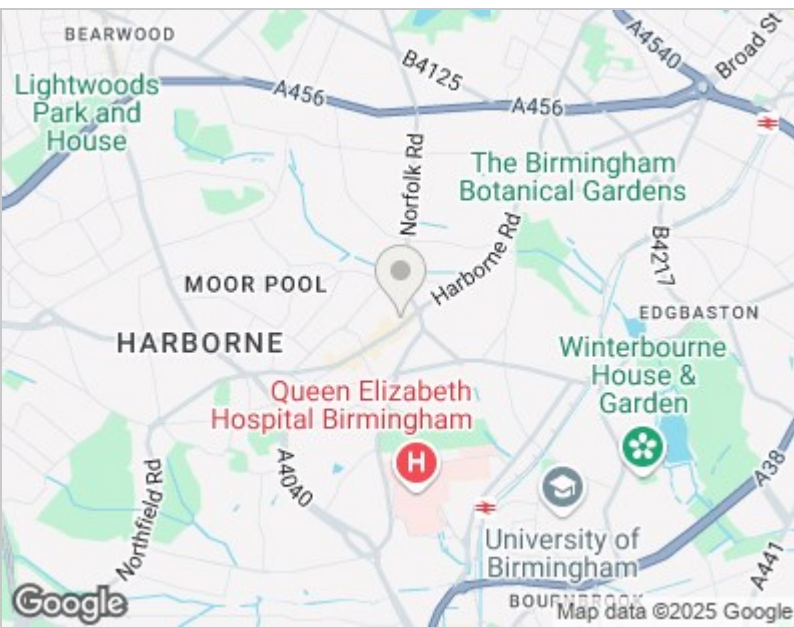


## Viewing

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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