



## Vivian Road

Harborne, Birmingham, B17 0DT

Asking Price £525,000



- Superbly Presented End of Terrace Property
- Located in the Centre of Harborne Village
- Extended and Fully Integrated Breakfast Kitchen
- No Upwards Chain
- Four Double Bedrooms and Three Bathrooms
- Securely Gated Driveway For Multiple Cars
- In Close Proximity to Queen Elizabeth Hospital and Birmingham University
- EPC Rating - C

# Vivian Road

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A superbly designed and beautifully presented four bedroom period property situated in the heart of Harborne Village. This end of terraced property provides excellent internal accommodation with a host of high specification fixtures and fittings throughout and additionally benefiting from a securely gated driveway for multiple cars. Being Sold with No Upward Chain.

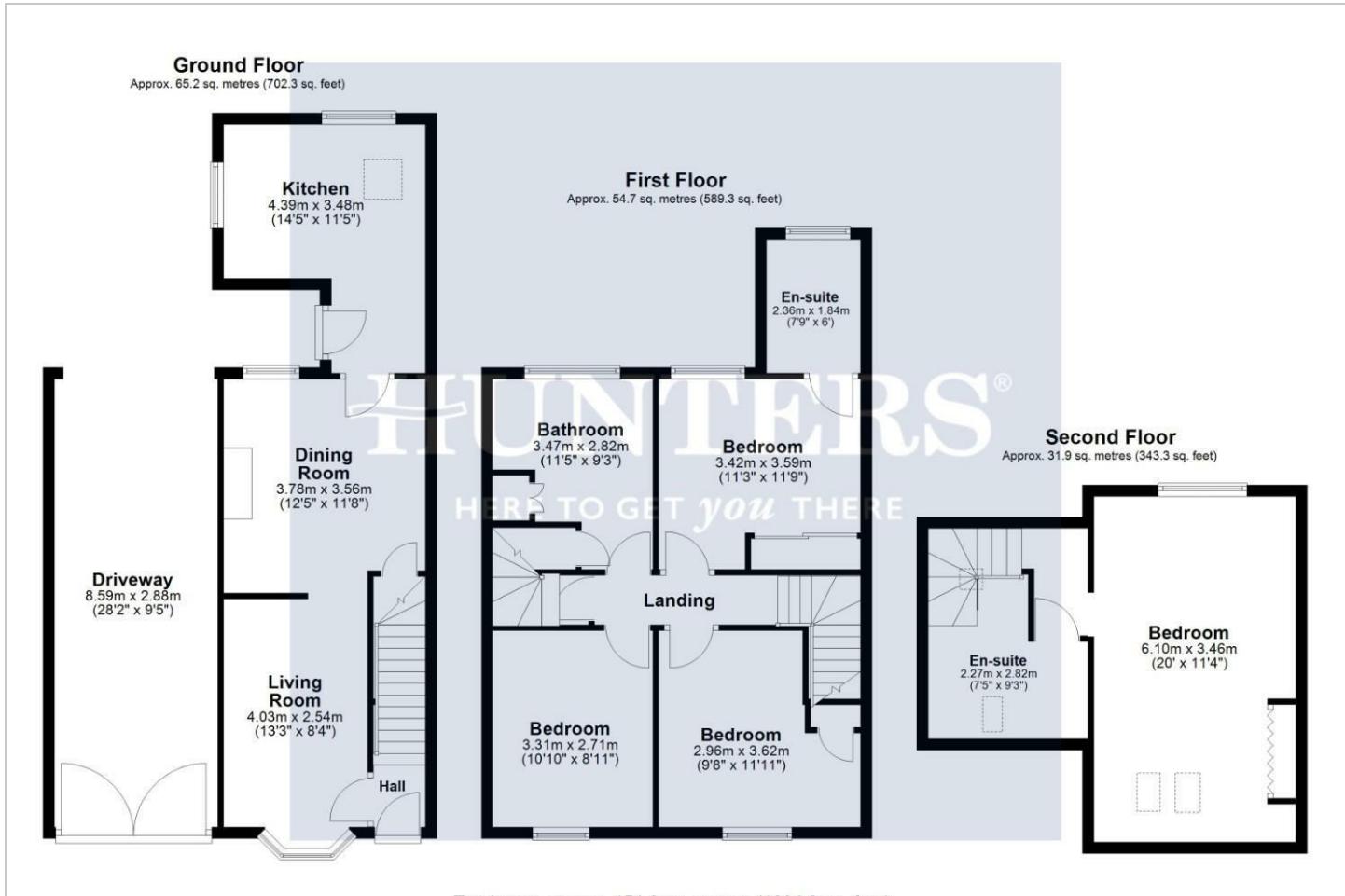
The property has undergone renovation works and been thoughtfully reconfigured to create around 1350sqft of internal accommodation and is fully double glazed with gas central heating. The property is set back away from street level via a front courtyard and steps up to the property entrance. The property provides a spacious through reception room which combines both the original front and rear rooms and includes a large storage cupboard under the stairs. To the rear of the property is an extended fully integrated breakfast kitchen with a wonderful vaulted ceiling and skylights, it comprises wall and base level units with Granite worktops and matching up-stand and breakfast bar area, the integrated appliances includes oven with induction hob and extractor fan, dishwasher, washer dryer and a large fridge and freezer, the kitchen also leads out to the rear garden and courtyard which includes the secure under cover driveway offering space for two to three cars in tandem, a patio and lawn area with a garden shed.

The upstairs accommodation is set over two floors and includes three double bedrooms to the first floor including one with fitted wardrobes and a en-suite shower room comprising WC, wash hand basin and a walk-in shower cubicle, with a further bathroom to this floor comprising WC, wash hand basin, bath with separate shower attachment and houses the central heating boiler. The master bedroom to the top floor includes an array of fitted wardrobes and storage space with another en-suite shower room complete with WC, wash hand basin and walk-in shower cubicle.

## Location

The property is situated on this highly regarded road 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 St Marys, Harborne Primary and the Blue Coat school all within close proximity.

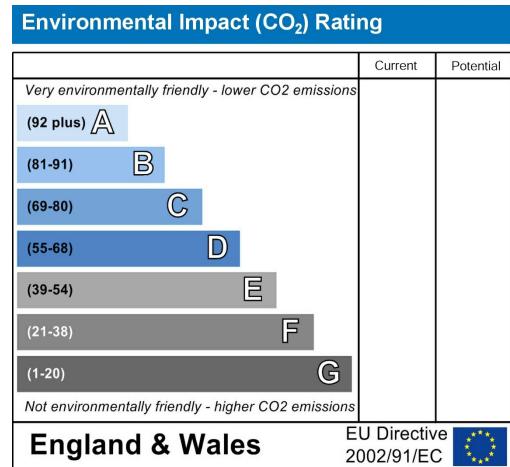
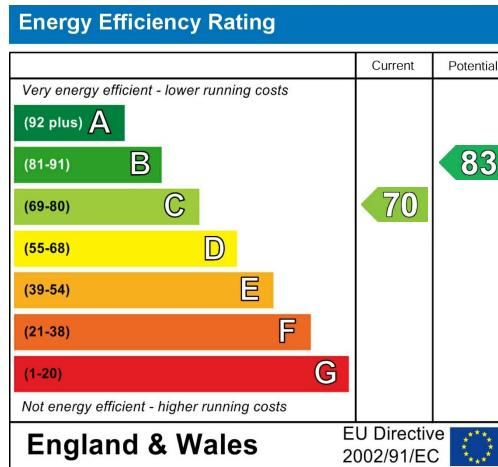
## Floorplan







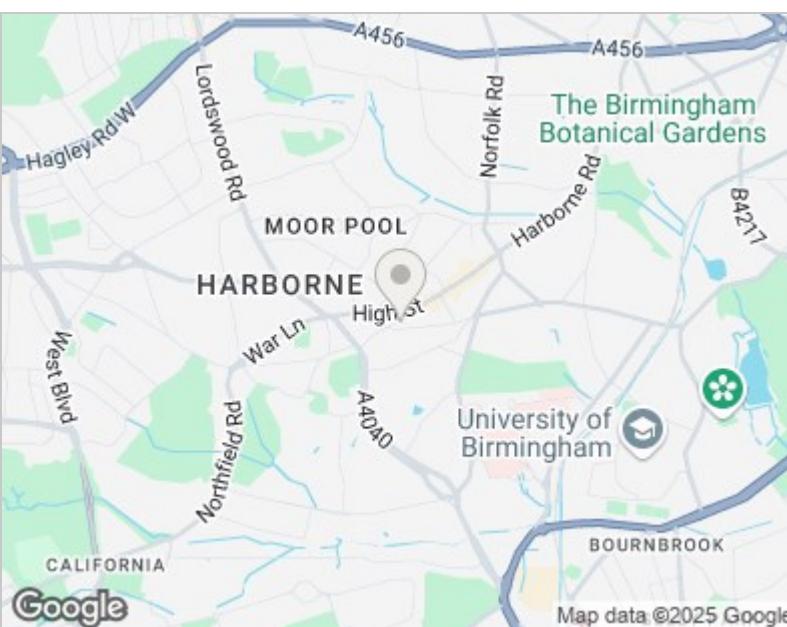
### Energy Efficiency Graph



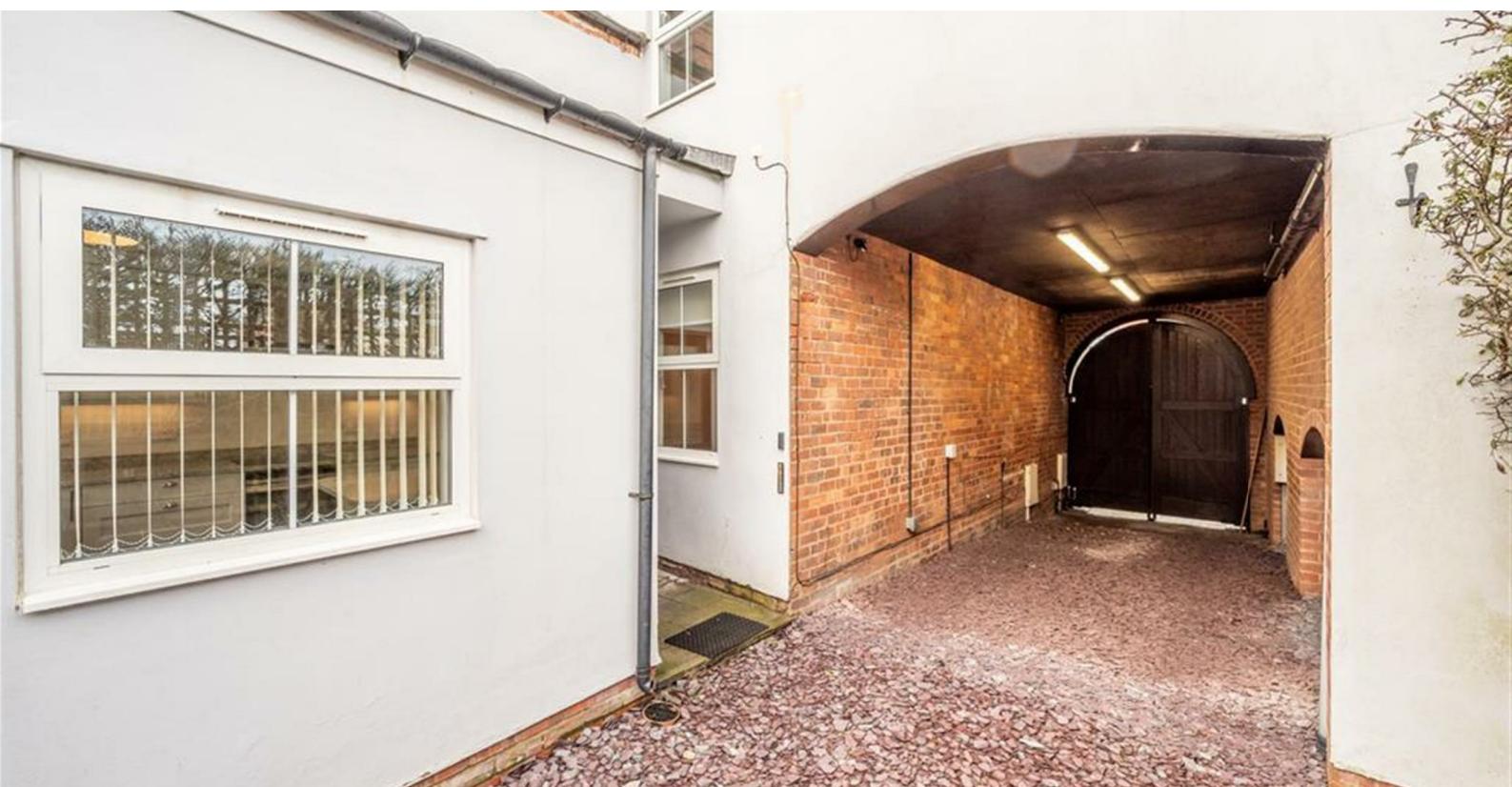
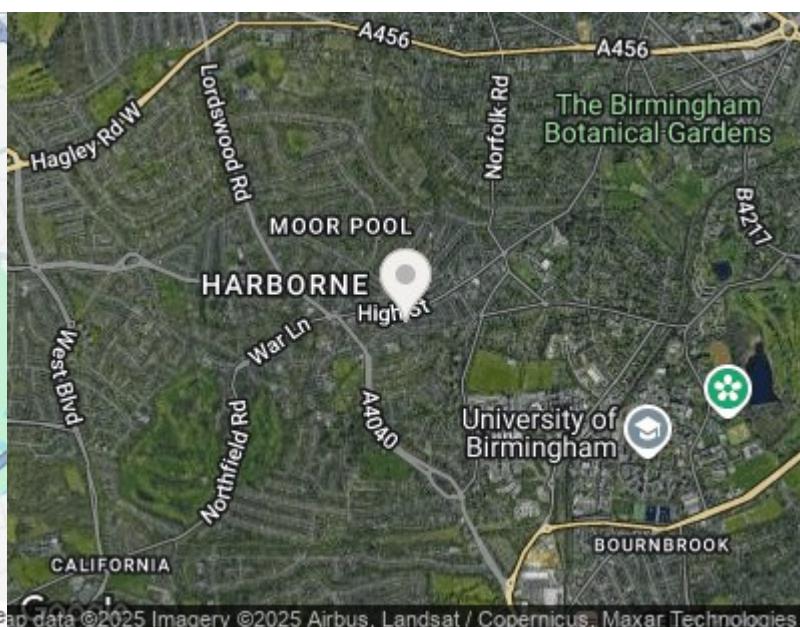
### Viewing

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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