



Mill Farm Road, Harborne, Birmingham, B17 0QX

- Three Bedroom End Of Terrace Property
- Excellent Potential for Further Extension or Parking Arrangements Subject to Relevant Planning Permissions
- Spacious Breakfast Kitchen
- No Upward Chain
- In a Popular Location with Excellent Access and Views to Grove Park
- Established Front and Rear Gardens
- In Excellent Proximity to QE Medical Complex, Birmingham University and Harborne Village High Street
- EPC Rating - D

Offers In The Region Of £290,000



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DESCRIPTION

A very spacious and well maintained end of terrace property situated in this popular location in close proximity to Queen Elizabeth Medical Complex and Birmingham University. This three bedroom home is positioned between beautifully maintained front and rear gardens, with the additional benefit of Grove Park directly opposite. An ideal purchase for both first time buyers or for Investment. Being Sold with No Upward Chain.

The property includes gas central heating and is fully double glazed throughout. Approaching the property is an established front garden area providing excellent privacy, with a pathway approaching the property entrance, and side access. The entrance hallway provides the staircase to the first floor and meter cupboard, leading into a spacious open plan reception room which wraps around to the rear offering space for both living and dining room furniture, including dual aspect windows to the front and patio doors out to the rear garden. There are doors from both the dining area and hallway that lead into a spacious breakfast kitchen which comprises wall and base level units, with complimentary work surfaces and tiled splash-back; there is an integrated oven with electric hob and extractor with space for all other freestanding kitchen appliances whilst also housing the central heating boiler. There is also access out to the rear garden from the kitchen area.

The upstairs accommodation provides three generously sized bedrooms, all of which include a form of fitted wardrobes or storage. The property accommodation is completed with a partly tiled bathroom comprising WC, wash hand basin and bath with electric shower.

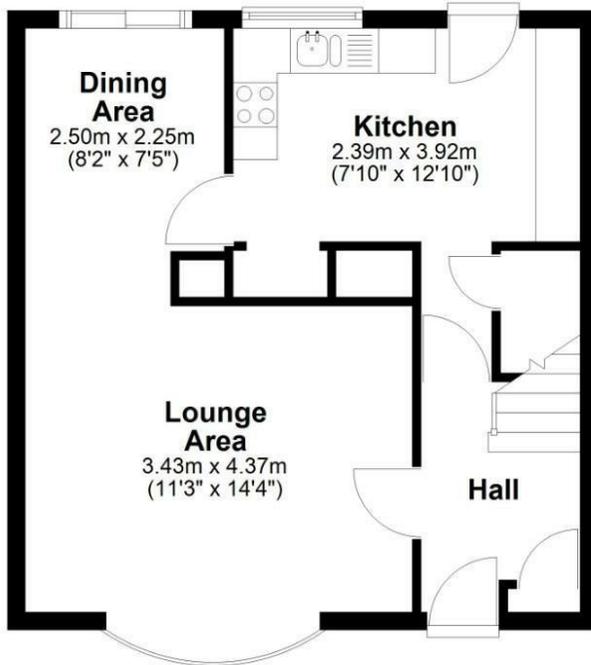
Outside at the rear is a, wider than average for the area, south facing garden which includes a rear gated access, with patio area, a brick outbuilding and a fenced boundary.





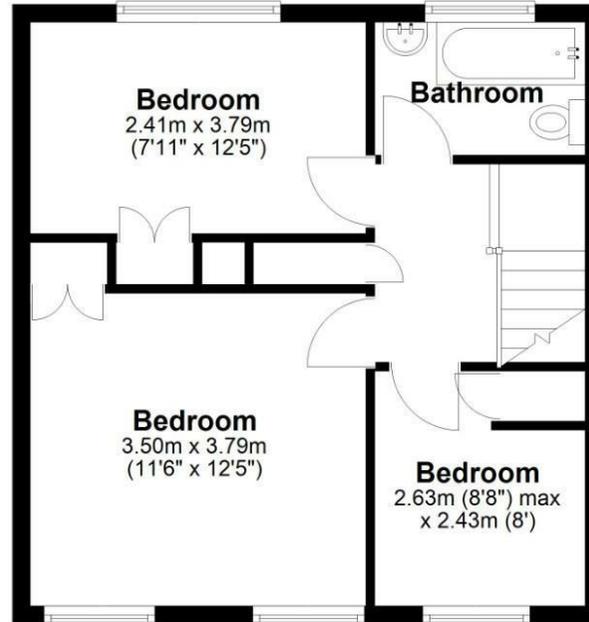
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

Viewings

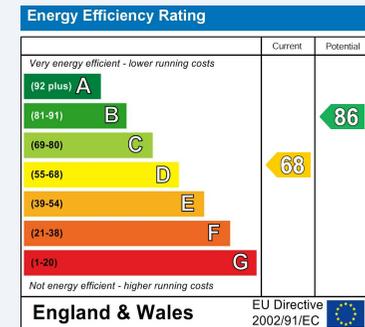
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.