



Regent Road, Harborne, Birmingham, B17 9JU

- Superbly Presented Victorian Terrace in Central Harborne
- Private Driveway at Rear of the Property
- Two Bathrooms
- No Upward Chain
- Three Generously Sized Bedrooms
- Open Plan Kitchen Living
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £450,000



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DESCRIPTION

A superbly presented and deceptively spacious mid-terraced property situated in Central Harborne. This fantastic Victorian home has been sympathetically improved throughout to provide open-plan downstairs living and three generously sized bedrooms. Additionally benefitting from a private driveway to the rear of the property and being sold with No Upward Chain.

The property is set back from the street via a decorative front courtyard with blue brick pathway leading to the property entrance and into the main hallway. The entrance hallway provides access to a cosy front reception room with box bay window and understairs storage cupboard. The rear reception room provides staircase to the first floor and has been opened up to incorporate the kitchen area to create an excellent open-plan space for family and guests. The kitchen provides access to the rear garden and comprises wall and base level units with complimentary work surfaces and matching up-stand, integrated appliances include oven and microwave with gas hob and extractor unit, with integrated dishwasher, fridge and freezer with space for washing machine and also housing the central heating boiler. A downstairs bathroom comprises WC, wash hand basin and bath with separate shower.

Upstairs provides access to three excellent sized double bedrooms which are complimented by a fully tiled wet-room comprising WC, wall mounted wash hand basin and level threshold shower.

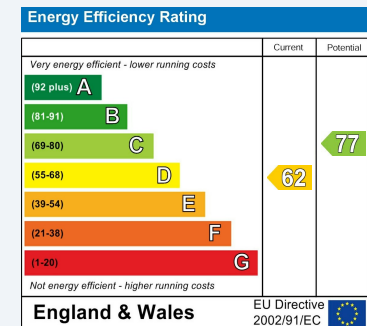
Outside is a low maintenance rear garden with artificial lawn and pathway to the rear gated access which leads to the off-street parking for at least one car.





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.

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.



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