



## Hampton Court Road

Birmingham, B17 9AF

Offers In The Region Of £320,000



- Beautifully Presented Victorian Terraced Home In Desirable Location
- Fantastic Location in Close Proximity to Many Local Amenities
- Secluded Rear Garden
- Excellent Access to Harborne High Street, QE Medical Complex and City Centre
- Two Double Bedrooms
- Extended and Refitted Breakfast Kitchen
- Fantastic Modernised Bathroom with Separate Shower Cubicle
- EPC Rating - D

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An immaculate traditional terraced home situated in this sought after location on the cusp of Harborne Village. The property has been thoughtfully renovated throughout whilst retaining its beautiful character and charm, providing spacious accommodation throughout including an extended breakfast kitchen to the rear of the property. Ideal for first time buyers, working professionals or as an investment. Being Sold with No Upward Chain.

The property provides gas central heating and is double glazed throughout. Set back from the road with a gated front courtyard and a pathway leading to the property entrance. The hardwood entrance door welcomes you into the front reception room which provides a wonderful box bay window with fitted shutter blinds, a feature cast iron fireplace with gas fire and a built-in storage cupboard. The rear reception provides the staircase to the first floor another beautiful cast iron feature fireplace. An extended kitchen breakfast room is towards the rear of the property, with dual aspect window providing plenty of natural light, space for a breakfast table and chairs and access into the rear garden. The fully fitted kitchen comprises wall and base level units with complimentary work surfaces, an integrated oven with electric hob and extractor above, integrated dishwasher and washing machine with space for a fridge freezer, it also house the central heating boiler.

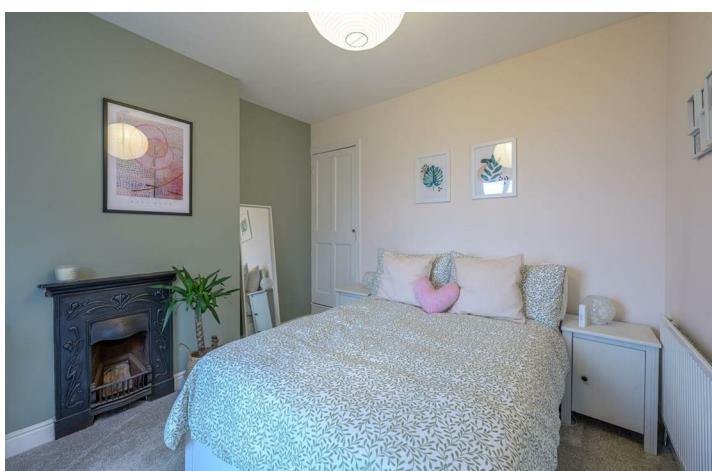
The upstairs accommodation provides two spacious double bedrooms, one with built-in storage and a cast iron fireplace, and they are perfectly complimented by a high specification bathroom suite which comprises low level WC, wash hand basin, a large free standing bath with a separate shower cubicle with rainfall shower.

Outside at the rear is a secluded low maintenance garden with lawn and pathway to the bottom of the garden which includes a garden shed.

The property is situated in close proximity to Queen's Park and is absolutely ideal for first time buyers, professionals and young families seeking all that Harborne has to offer. The local area additionally benefits from a variety of local shops and great public transport links on its doorstep, providing convenient access to both Birmingham City Centre and the M5/M6 motorway network. This location is also excellent for its convenience to the Queen Elizabeth Medical Complex and the University of Birmingham, whilst Harborne fitness centre and Harborne High Street are less than a mile away.

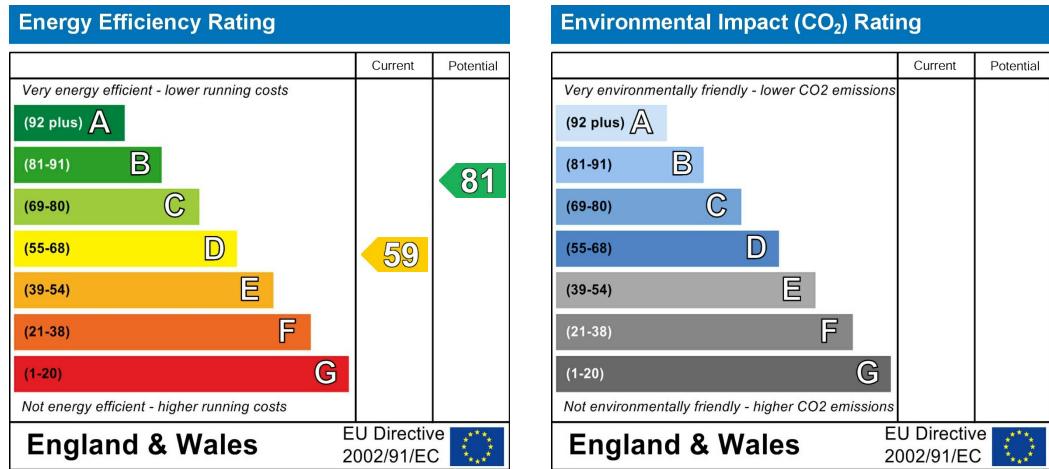
## Floorplan







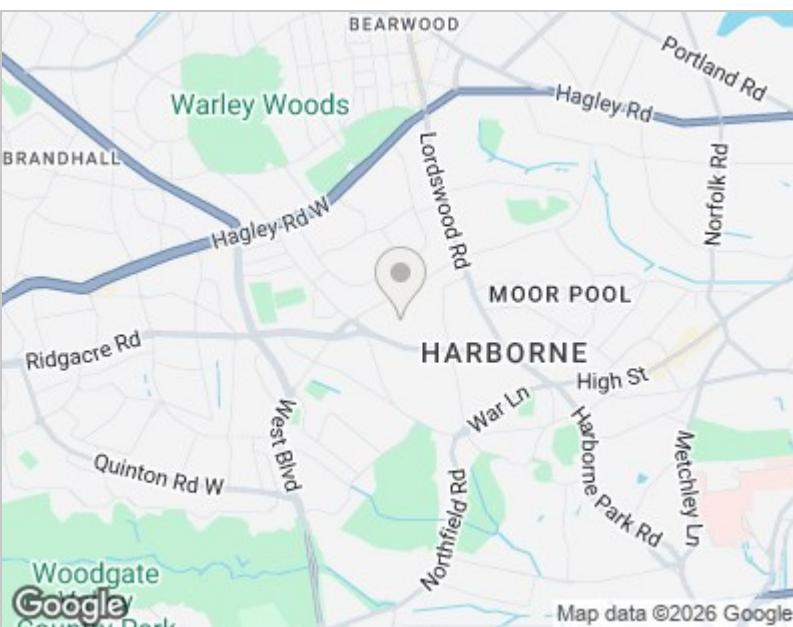
## Energy Efficiency Graph



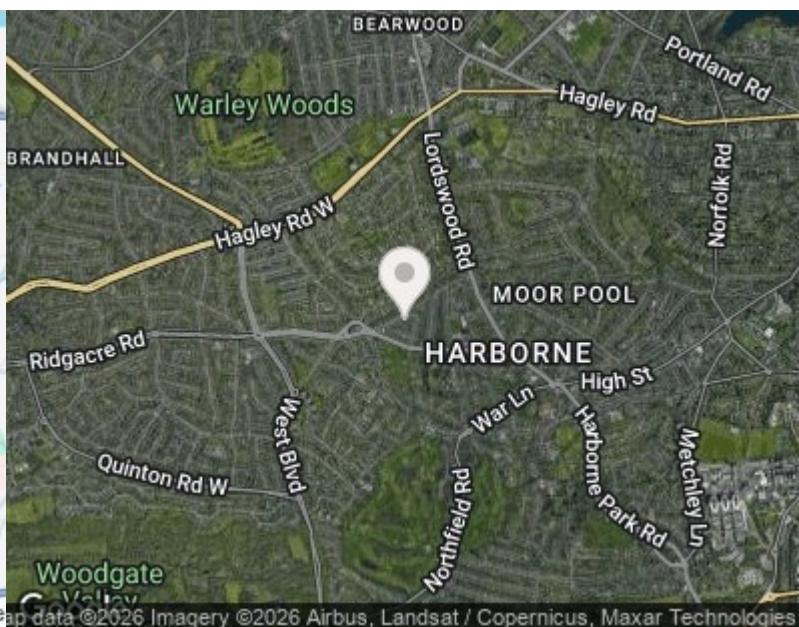
## Viewing

Please contact our Hunters Harborne 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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