



Park Hill Road, Harborne, Birmingham, B17 9HH

- Period Townhouse in Central Harborne Location
- For Sale Via Auction
- Full or Retained Period Features Throughout
- No Upward Chain
- Three Double Bedrooms
- South Facing Rear Garden
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - C

By Auction £370,000



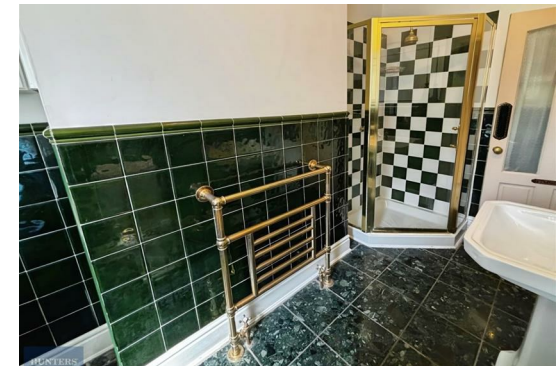
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DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £370,000*
BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST
AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

A beautifully presented and extremely spacious traditional terraced home situated in the heart of Harborne Village. This three bedroom period residence is set over four floors and has retained a host of period features and includes a superb living dining area to the front of the property. Additionally providing a delightful south facing rear garden and No Upward Chain.

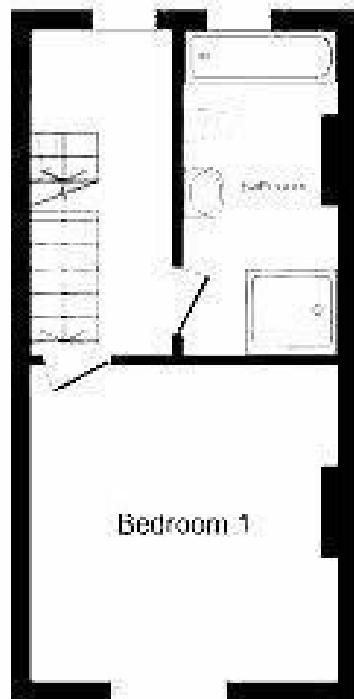
The property is set back from the road above street level and provides gas central heating. The property briefly comprises spacious open-plan front and rear reception rooms combined into one with beautiful solid oak flooring with under floor lighting, feature fireplaces and staircase to the first floor. Double internal doors lead through to a fully integrated kitchen comprising wall and base level units with granite worktops and breakfast bar with venetian plastering throughout, with all integrated kitchen appliances and a freestanding fridge/freezer with access out to the rear garden. Upstairs across two floors are three double bedrooms and a family bathroom suite. The first floor includes a master bedroom with fitted wardrobes and feature cast iron fireplace, with the family bathroom suite comprising WC, wash hand basin, freestanding roll-top bath and separate shower cubicle. The second floor houses the further two bedrooms, both with fitted wardrobes and with another cast iron fireplace to one bedroom. At the lower ground level, accessible from the front courtyard and with its own separate access door is the cellar which includes a gas radiator and offers useful storage or could be used as a home office or gym. Outside to the rear of the property is a south facing tiered rear garden, providing low maintenance patio and stone areas throughout.





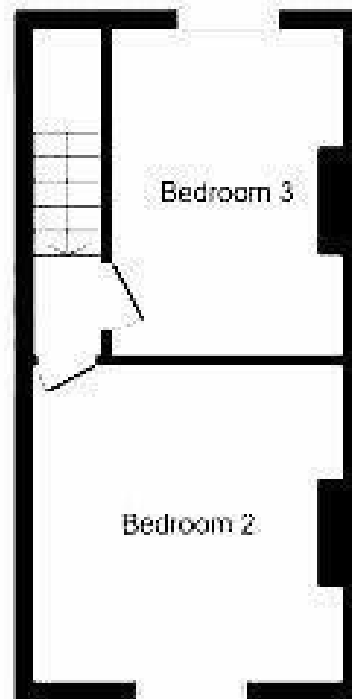


Ground Floor



First Floor

Viewings



Second Floor

Valuations

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

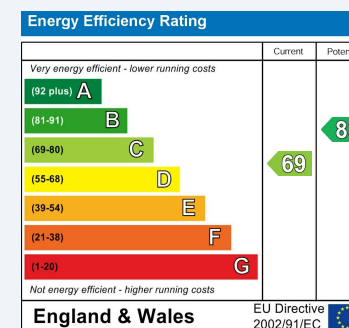
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 0121 647 4233 Email: harborne@hunters.com <https://www.hunters.com>

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.

