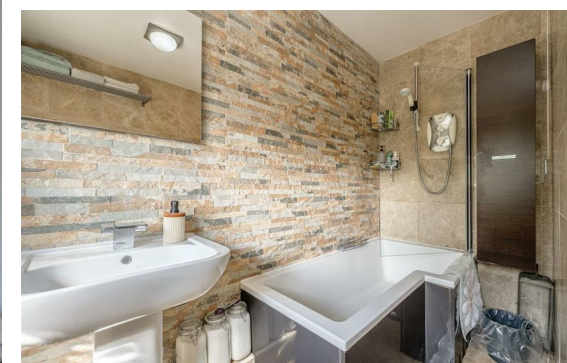




Poole Crescent, Harborne, Birmingham, B17 0PB

- Immaculate and Extended Terraced Home in Popular Location
- Fantastic Locality in very close Proximity to QE Medical Complex and Birmingham University
- Extended Open-Plan Kitchen Dining Room
- Convenient Access to Harborne High Street and Selly Oak Retail Park
- Two Spacious Double Bedrooms and Additional Habitable Loft Room
- Off-Street Parking
- South Facing Low Maintenance Rear Garden
- EPC Rating - D

Offers In The Region Of £295,000



Poole Crescent, Harborne, Birmingham, B17 0PB



An immaculately presented and extended two-bedroom mid-terraced property situated in this popular residential locality in Harborne. Perfectly positioned for convenient access to both Queen Elizabeth Medical Complex and Birmingham University, this deceptively spacious property has a fantastic open-plan dining kitchen at the rear and additionally benefits from off-street parking and a fully accessible habitable loft room with skylight.

The property has been thoughtfully renovated throughout, providing full double glazing and gas central heating, with the boiler recently installed in the loft room.

The property is accessible from a driveway and pathway to the front that leads to a useful UPVC entrance porch which has a wonderful art deco style tiling, and a secondary stained glass entrance door leading into the home.

The entrance provides a staircase to the first floor and access into a spacious lounge, with large bay window and seated storage along with a feature exposed brick chimney breast with marble fireplace.



A sliding internal door leads into the magnificent extended open-plan kitchen dining room, offering ample space for dining table and chairs, with exposed brick and beam features and a natural stone tile flooring, with useful under stairs storage and access to a guest cloakroom.

The kitchen area has a vaulted ceiling with skylights and bi-folding doors out to the rear garden, providing a wealth of natural light and space for entertaining family and guests. The kitchen itself comprises wall and base level units with solid oak worktops and integrated oven with 5-ring gas hob and extractor unit. Additional integrated appliances include dishwasher, freezer, washing machine and tumble dryer, with space for a freestanding fridge freezer.



Poole Crescent, Harborne, Birmingham, B17 0PB



Upstairs, the accommodation includes two very large double bedrooms including a large fitted wardrobe to the master. These are complimented with a lovely fully tiled bathroom suite, comprising WC, wash hand basin, bath and separate electric shower. Completing the internal accommodation, loft access from the landing

leads to a fully boarded and insulated loft room complete with skylight, fully functional to be used potentially as a bedroom, a home office or just for excellent accessible storage space.

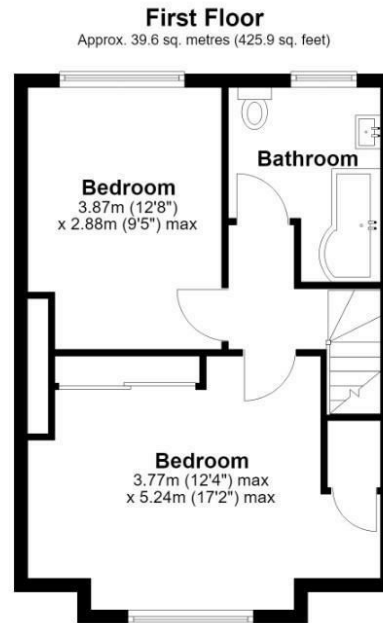
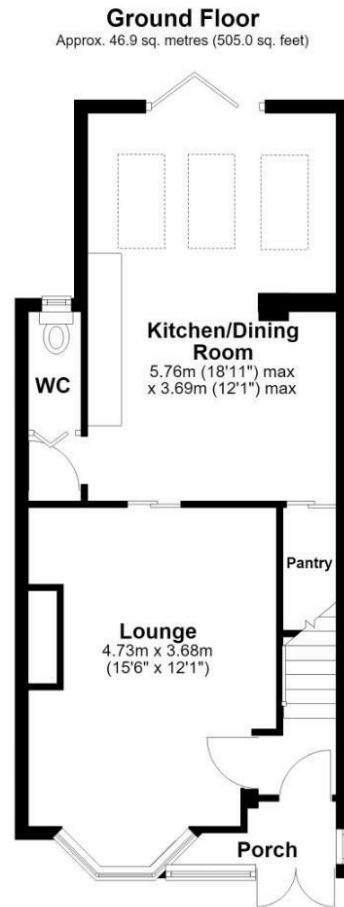
A beautiful low maintenance south facing rear garden includes patio and steps to an artificial

lawn area with a new fenced boundary with rear gated access and two sheds, one including full power and light.

The property is located in this convenient location providing a host of local amenities within close proximity, most notably the Queen Elizabeth

Medical Complex and Birmingham University. The property is also situated in close proximity to both Harborne High Street and the recently regenerated Selly Oak retail park which both provide a vast array of high street and independent stores and supermarkets, along with a number of award-winning eateries and

gastro-pubs all within easy reach. There are additional convenient transport links nearby providing access into Birmingham City Centre, these include local bus routes and both University and Selly Oak train stations.



Total area: approx. 86.5 sq. metres (930.9 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

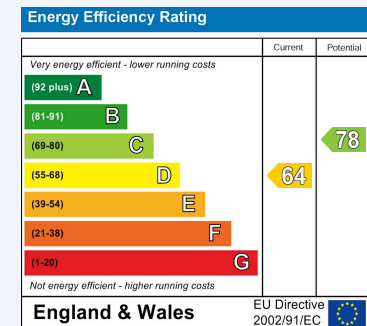
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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