



## Harrisons Green, , Birmingham, B15 3LH

- Spacious Three Bedroom Link-Detached Property
- Driveway, Carport and Garage
- Secluded and Beautifully Maintained Rear Garden
- No Upward Chain
- Sought-After Cul-De-Sac Location in Close Proximity to Harborne High Street
- In Need of Decorative Modernisation in Areas
- Excellent Access to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

**£475,000**





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## DESCRIPTION

A well maintained and spacious link-detached property situated in this quiet and sought after cul-de-sac just off Harborne High Street. The property provides three generously sized bedrooms and has well maintained front and rear gardens, additionally providing off-street parking with an integral garage. Being Sold with No Upward Chain.

The property is predominantly double glazed and has gas central heating, it requires some decorative modernisation in certain areas but offers fantastic potential and scope for future improvements. As you approach the property a driveway leads to the garage and property entrance, with a mature front fore-garden.

As you enter, an entrance hallway offers a separate side access, with staircase to the first floor and a ground floor WC. The kitchen comprises wall and base level units with complimentary work surfaces, there is an integrated oven with a gas hob and dishwasher with space for a fridge-freezer.

To the rear of the property is a spacious lounge dining room offering ample space for both living and dining room furniture, with generous built-in storage from under the stairs and a double glazed sliding patio door leading out to the rear garden.

The upstairs accommodation offers a light and airy landing space leading into three good sized bedrooms, including a master bedroom with fitted wardrobes and an enclosed shower cubicle, and the bedrooms are complimented by an additional partly tiled bathroom suite comprising WC, wall mounted sink unit and bath with separate shower.

The garage provides up and over door with light and power, which leads to a small utility area to the rear which is also accessible from the rear garden, offering additional storage and space and plumbing for a washing machine and tumble dryer.

The rear garden is beautifully maintained, with a composite decking area, central lawn space with green house and surrounded by mature borders.



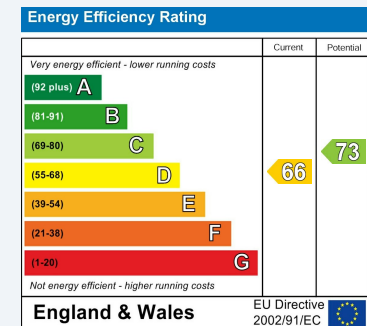






## ENERGY PERFORMANCE CERTIFICATE

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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### Viewings

Please contact [harborne@hunters.com](mailto: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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