



## Cross Farm Road, Harborne, Birmingham, B17 0LR

- Superbly Maintained End of Terrace Property with Additional Land
- Large Garage and Workshop Providing Fantastic Scope for Further Development and Extension Subject to Relevant Planning Permissions
- Driveway for Multiple Cars
- Excellent Access to Harborne High Street and Birmingham City Centre
- Fantastic Location in Close Proximity of QE Medical Complex and Birmingham University
- Spacious Kitchen and Reception Room
- Good Sized Rear Garden
- EPC Rating - E

**Offers In The Region Of £315,000**



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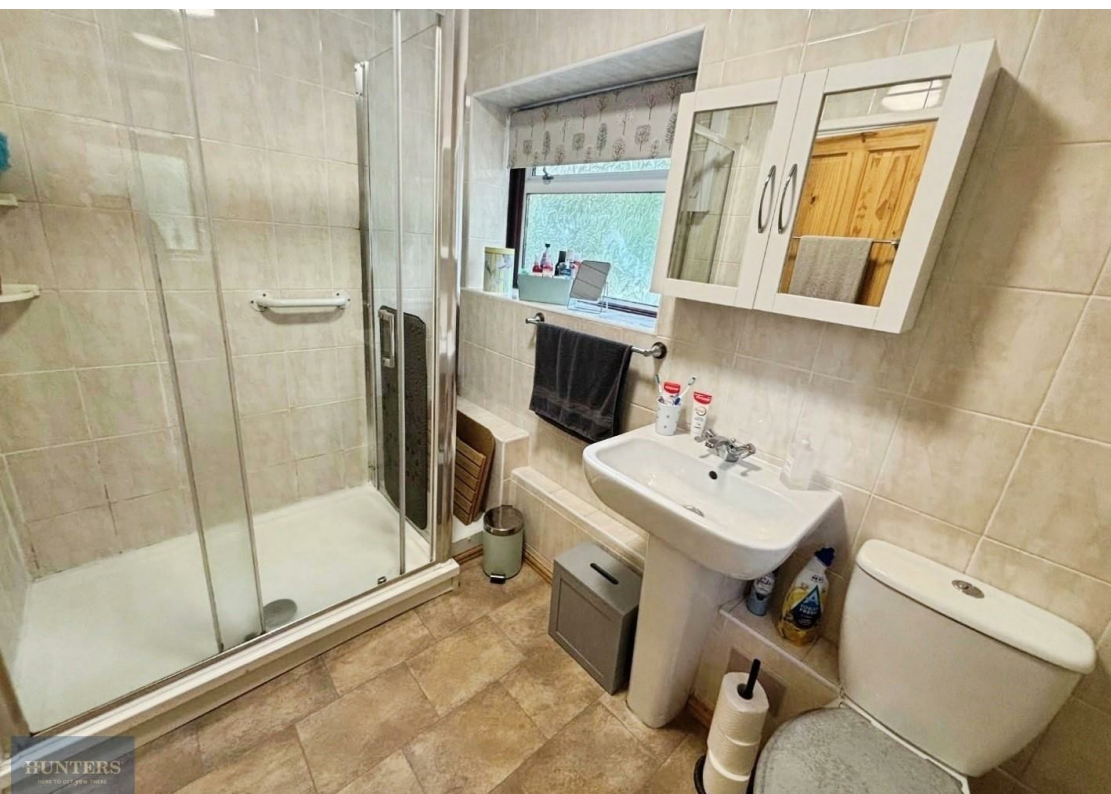
## DESCRIPTION

A superbly maintained three bedroom end-of-terraced home situated on an exceptionally large plot in this highly desirable location in close proximity to QE Medical Complex and Birmingham University. The property includes a large garage/workshop to the side of the property offering fantastic re-development or extension potential subject to the relevant planning permissions.

The property is set back from the road via a decorative front fore garden and a large driveway for three cars. The property is double glazed throughout but with no recognised heating system installed currently. The property comprises entrance hallway with stairs to first floor and leads into a spacious kitchen comprising wall and base level units with complimentary work surfaces, tiled splash-back areas and space for freestanding kitchen appliances. Off the kitchen is a large reception room with space for both living and dining room furniture, with a gas fire and sliding patio doors out to the rear garden. The upstairs accommodation includes three good sized bedrooms, complimented by a fully tiled refitted bathroom suite comprising WC, pedestal wash hand basin and walk-in shower cubicle with electric shower.

In between the main house and the garage/workshop is a covered area providing access to both front and rear gardens and offering excellent additional storage. The large workshop includes power and light with excellent scope for further development. The rear garden includes a large decking area leading to lawn space with mature flowerbed borders and a fenced boundary.





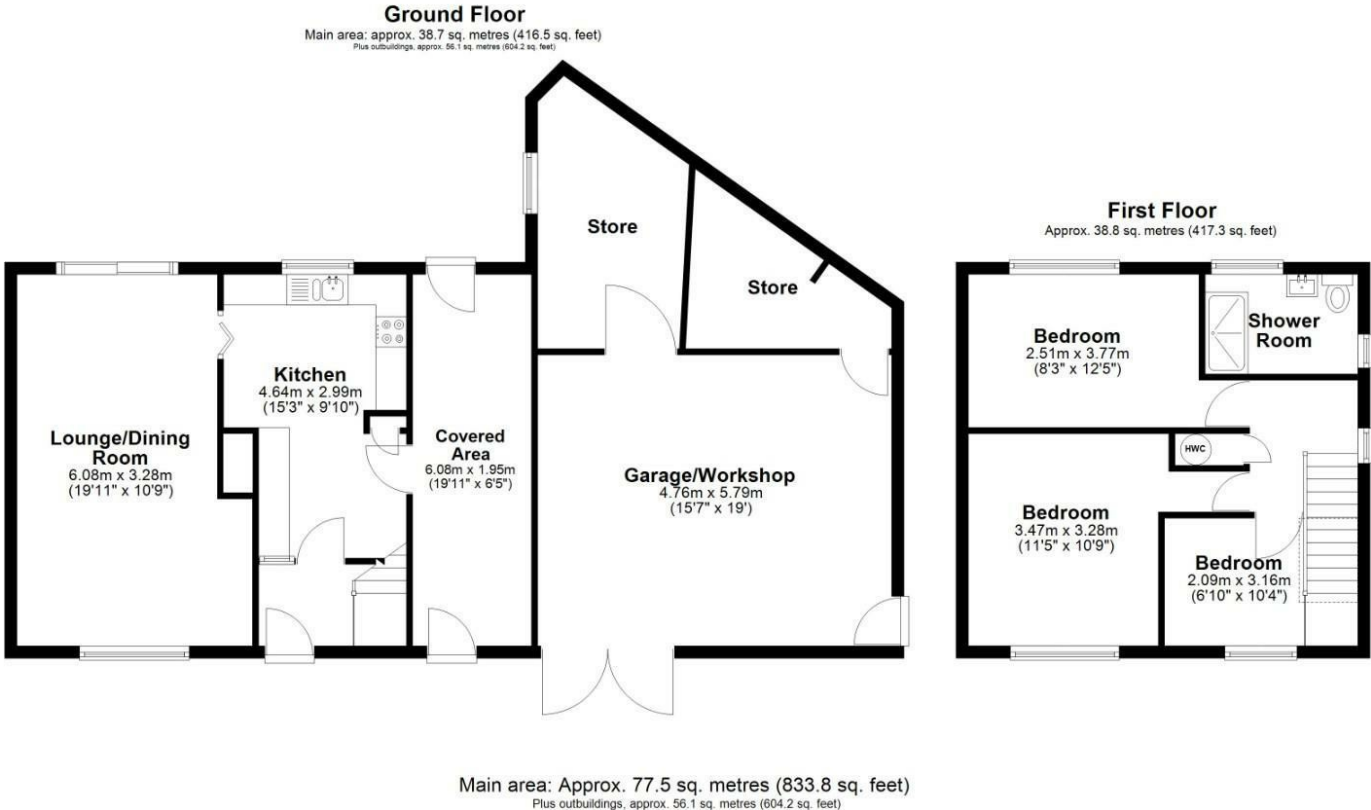
# ENERGY PERFORMANCE CERTIFICATE

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



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](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.



110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com) <https://www.hunters.com>

