



Grosvenor Road

Harborne, Birmingham, B17 9AL

Offers In The Region Of £415,000



- Wonderful Victorian Family Home with Loft Conversion
- Popular Harborne Location in Close Proximity to the High Street and Harborne Primary Annexe
- Spacious Extended Breakfast Kitchen at Rear
- Excellent Access Links to QE Medical Complex and Birmingham University
- Three Double Bedrooms Plus additional Study/Nursery
- Two Reception Rooms
- Beautifully Secluded Rear Garden
- EPC Rating - E

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A superbly presented and deceptively spacious Victorian terraced property that has been sympathetically upgraded and extended to create a fantastic contemporary family home whilst retaining a wealth of reclaimed and original period features throughout. Additionally providing convenient access to Harborne High Street and the Harborne Primary Annexe of which is in very close proximity.

This beautiful three bedroom home offers just over 1350 square feet of spacious internal accommodation and includes gas central heating and double glazing in full.

Set back beyond a gated access and a decorative slate courtyard with a dwarf walled boundary. As you enter the property you are greeted by a charming tiled entrance vestibule and hallway, with a staircase to the first floor and leading into two traditional front and rear reception rooms. The front reception room has a beautiful bay window and fitted shutter blinds with a feature cast iron fireplace. The rear reception room also includes a feature marble fireplace and also provides under stairs storage. Towards the rear of the property is a spacious open-plan kitchen breakfast room, offering entertaining space for family and guests alike and doors that lead out to the enclosed private rear garden, offering ample space for breakfast table and chairs and access to a ground floor WC. The kitchen area comprises wall and base level units with granite worktops and tiled splash-back, integrated appliances include oven with electric hob and extractor unit, wine-cooler, dishwasher with additional space for a washing machine and fridge-freezer.

Over the first floor are two generously sized double bedrooms alongside a useful additional study or nursery room which houses the central heating boiler. These are complemented perfectly by a modern luxury fully tiled bathroom suite comprising WC, vanity sink unit, freestanding roll-top bath with mixer taps and separate walk-in shower cubicle with rain-fall shower above.

To the second floor, a converted loft with dormer has created space for an additional generously sized double bedroom with additional space for remote working.

Externally the property offers a well proportioned rear garden that is beautifully secluded with a blue brick pathway and patio leading to lawn area. It also includes a side gated access to the frontage, with an array of small trees, bushes and mature flowerbed borders, with a secondary patio area including a garden storage shed and additional rear gated access.

The property is situated in this very desirable location which is in close proximity to the array of amenities that Harborne High Street has to offer including its boutique shops and high end supermarkets, with award winning eateries and local gastro-pubs providing a vibrant and upmarket social atmosphere. Harborne leisure centre is situated at the top of the High Street and both Birmingham University and Queen Elizabeth Medical Complex are just over a mile away. The area further benefits from its close proximity to the delightful Queens Park and provides extremely good transport links to Birmingham City Centre. The catchment area for excellent local schools includes the Harborne Primary Annex located in very close proximity.

Floorplan



Total floor area: 125.0 sq.m. (1,346 sq.ft.)

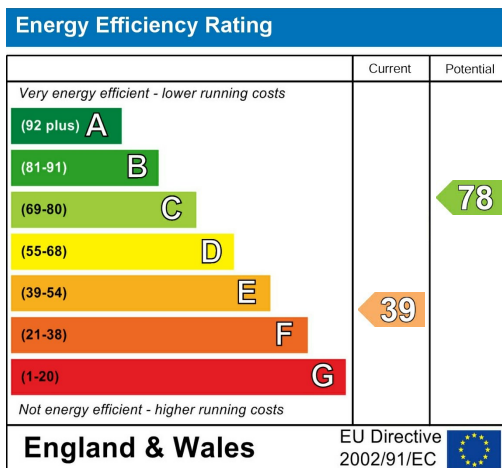
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







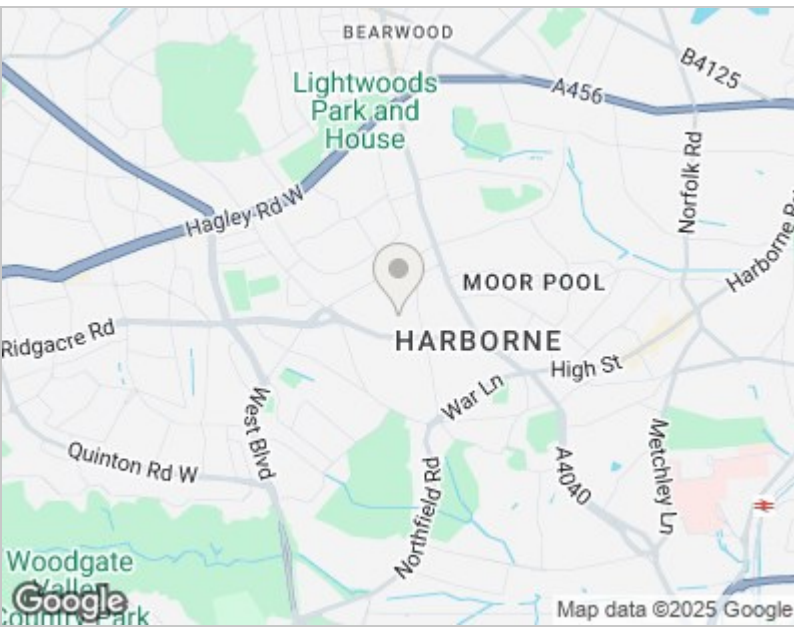
Energy Efficiency Graph



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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