



## Serpentine Road

Harborne, Birmingham, B17 9RD

Offers In The Region Of £375,000



- Immaculately Presented Terraced Home in Central Harborne
- Driveway and Separate Garage Included
- Excellent Access to QE Medical Complex and Birmingham University and Train Station
- Fantastic Local School Catchment
- Two Double Bedrooms
- Luxurious Garden Room Included
- Low Maintenance South Westerly Facing Rear Garden
- EPC Rating - D

# Serpentine Road

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A beautifully presented two-bedroom terraced home perfectly situated in Central Harborne just off the High Street. This fantastic property offers superbly appointed internal accommodation with the additional benefit of a driveway, garage and south westerly facing rear garden complete with its own luxury garden room. An ideal purchase for first-time buyers looking for a wonderful first home in a highly desirable location.

The property provides double glazing throughout and gas central heating, set back away from the road via a driveway offering off-street parking for one vehicle.

The main entrance door leads into a porch offering great storage, with secondary door greeting you into a welcoming hallway that provides the staircase to the first floor with further storage underneath, and access to a ground floor WC with wall mounted wash hand basin. A modern kitchen comprises white gloss base units with complimentary work surfaces and matching splash-back, with an integrated oven, induction hob and extractor unit, whilst also including a freestanding fridge, freezer and dishwasher. To the rear of the property is a spacious living space offering ample space for both living and dining, with refurbished timber flooring and large sliding patio doors providing plenty of natural light and access out to the rear garden.

The upstairs accommodation provides two generously sized double bedrooms with the main bedroom including a useful utility cupboard that provides plumbing and space for a washing machine and houses the boiler. The family bathroom completes the property and comprises WC, wash hand basin, bath with a separate shower cubicle and electric shower.

Outside is a beautifully designed low maintenance rear garden with a south-west facing aspect. With decking and a stone pathway leading to an artificial lawn area, rear gated access and to the wonderful garden room complete with light, power and wireless internet connection, an ideal home office or study room.

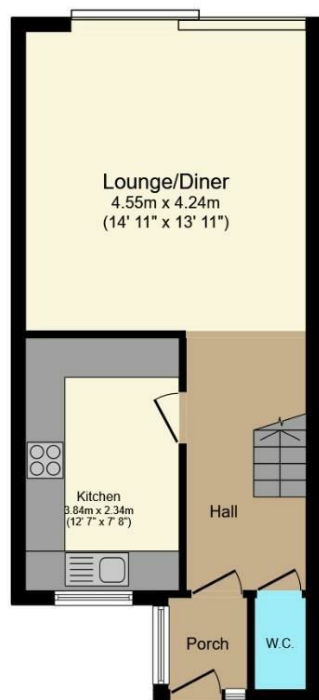
The separate garage is within easy reach and offers excellent additional storage space.

The property is situated on this highly desirable road in central Harborne, located just off the High Street renowned for its high-end retail supermarkets and boutique independent shops. There is also a vast array of well-known and award-winning restaurants and gastro-pubs providing excellent choice of food and drink all within close proximity of your doorstep. Serpentine Road is also well connected for convenient access to Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre, with excellent transport links nearby. Harborne Pool and Fitness Centre is situated just around the corner and the area provides a fantastic school catchment, with St Peters, St Mary's, Chad Vale and Edgbaston Blue Coat schools all within a reasonable proximity.

Leisure facilities are provided by the nearby Harborne Pool & Fitness Centre and Harborne Golf Club, with the world renowned Edgbaston cricket ground playing host to international cricket tournaments.

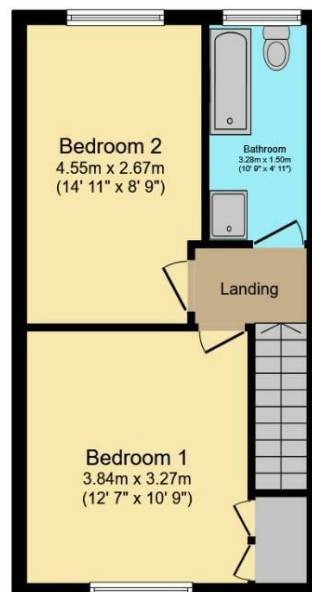


# Floorplan



**Ground Floor**

Floor area 39.4 sq.m. (424 sq.ft.)

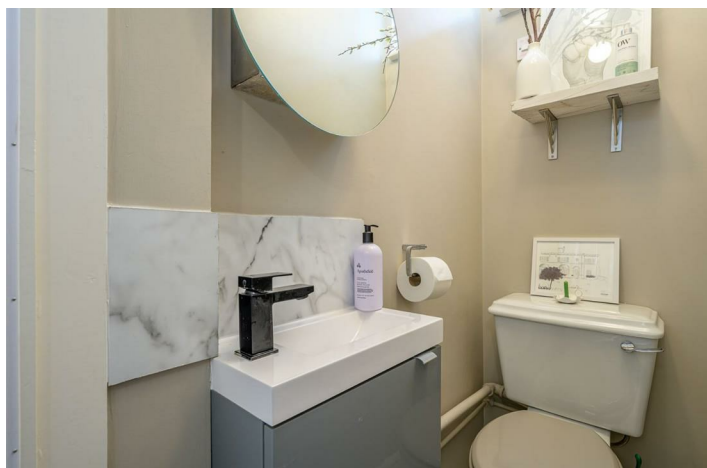


**First Floor**

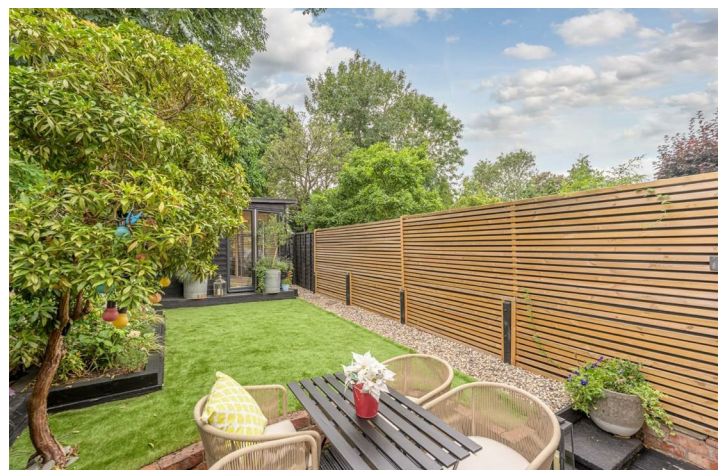
Floor area 36.3 sq.m. (390 sq.ft.)

**Total floor area: 75.7 sq.m. (815 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](http://www.Propertybox.io)



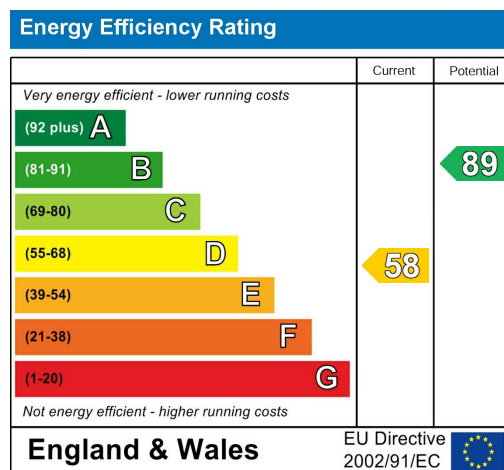








## Energy Efficiency Graph

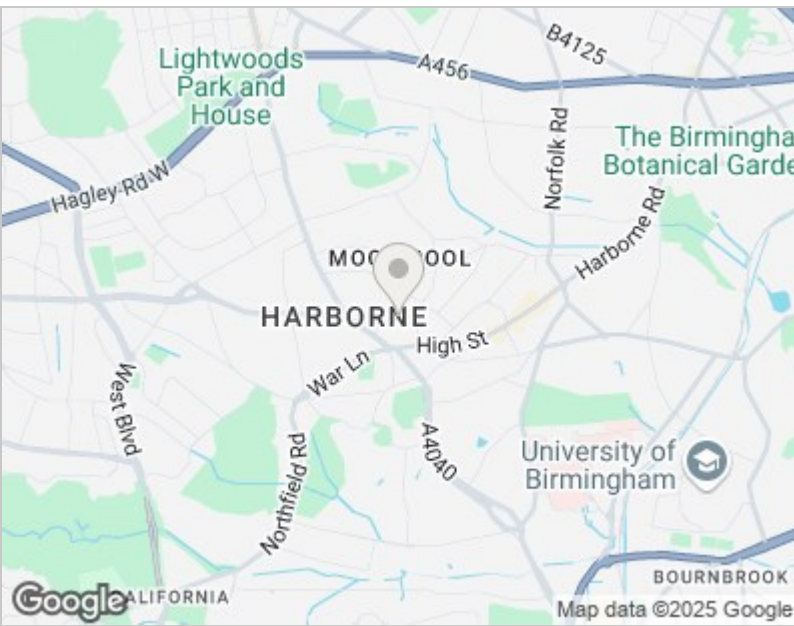


## Viewing

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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