



Osmaston Road, , Birmingham, B17 0TN

- Spacious and Extended Property in Popular Harborne Location
- Off-Street Parking for Two Cars
- Potential For Further Extension Subject to Relevant Planning Permissions
- No Upward Chain

- Three Bedrooms
- In Close Proximity to QE Medical Complex, Birmingham Univeristy & Harborne High Street
- Large L Shaped South Facing Garden
- EPC Rating - C

Guide Price £375,000



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A well presented and extended semi-detached property situated in this highly desirable location in Harborne in superb proximity to Harborne High Street and Queen Elizabeth Medical Complex. The three bedroom home offers spacious contemporary accommodation throughout, with the further potential for extension and development subject to the relevant planning permissions. Being Sold with No Upward Chain.



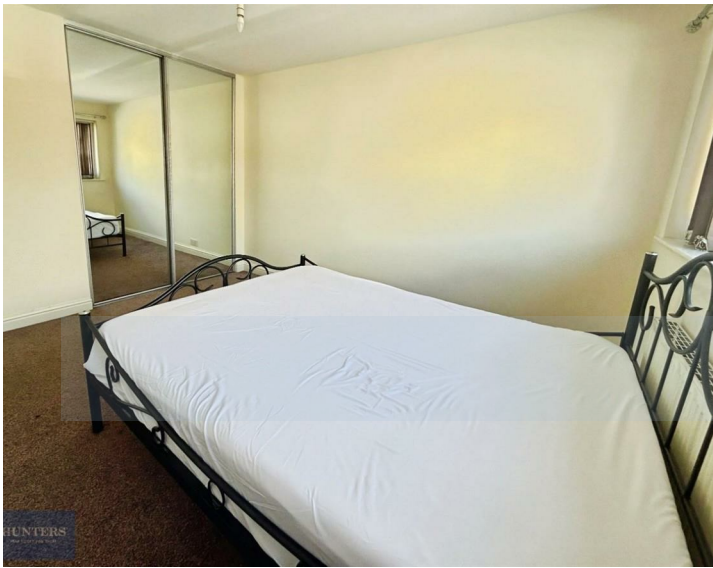
The property is set back from the road via a stone driveway providing space for multiple cars that leads directly to the property entrance, internally benefitting from double glazing throughout and gas central heating. As you enter into the property you are welcomed by a light and airy entrance reception area which provides the staircase to the first floor and opens straight into a spacious lounge complete with feature fireplace, wall mounted tv point and sliding patio door out to the rear garden. Adjacent to this is a superb open-plan kitchen dining room, providing ample space for dining table and chairs with further access to the rear garden, the refitted kitchen comprises wall and base level units with work surfaces and breakfast bar area with tiled splash-back, integrated oven and grill with electric hob and extractor, with plenty of space for additional kitchen appliances. An additional utility space houses the newly installed Worcester Bosch central heating boiler and access to a spacious WC.

The upstairs accommodation includes three well proportioned double bedrooms, all with fitted or built-in wardrobes, superbly complimented by a refitted bathroom suite, with WC, wash hand basin, bath with separate shower and additional separate shower cubicle.

Outside, a large and well secluded south facing rear garden compliments the property, with a raised decking area leading to large lawn space with a fenced perimeter.



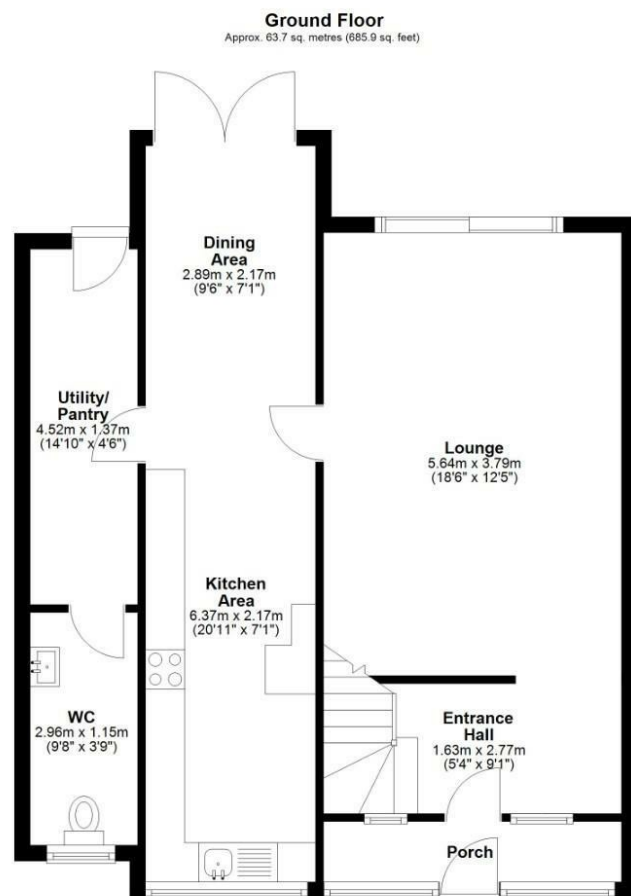
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The property is located in this quiet residential neighbourhood with an array of local amenities at the top of the road. This sought after Harborne location is within close proximity of plenty of local amenities including shops, cafés and transport

facilities. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre. There are also a range of desirable local schools in the

Harborne area nearby such as The Blue Coat School, St Peters Junior and Infants, King Edwards VI Five Ways and Edgbaston High School for Girls.



Total area: approx. 106.5 sq. metres (1146.5 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

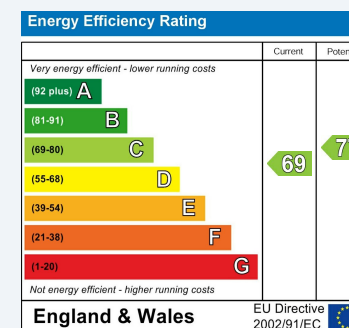
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.