

# HUNTERS®

HERE TO GET *you* THERE



## Emerson Road

Harborne, Birmingham, B17 9LT

Offers In The Region Of £695,000



- Immaculately Presented and Characterful Victorian Terraced Home
- Three Large Double Bedrooms
- Excellent Location in the Heart of Harborne Village
- Driveway Providing Off-Street Parking for One Vehicle
- Extended Open-Plan Kitchen Dining Room at Rear
- Secluded and Tranquil Rear Garden with Home Office
- In Fantastic Proximity to Harborne High Street and Harborne Primary School
- EPC Rating - D

Tel: 0121 647 4233

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An immaculate and extremely spacious three bedroom period residence situated in this highly desirable location in the heart of Harborne Village. Situated on the doorstep of Harborne High Street this extended family home has been sympathetically upgraded throughout whilst retaining a wealth of its original character and features. Additionally benefitting from a mature garden with garden room and a driveway.

The property provides just shy of 1600 square feet of internal accommodation, being partly double glazed and including gas central heating. Set back away from the road with a block paved driveway for one car, which leads to the hardwood entrance door and into the entrance vestibule. A secondary stained glass door greets you to a charming hallway, with a decorative and quarry tiled floor and staircase to the first floor with storage under, and access into all ground floor accommodation including a party tiled downstairs shower-room comprising WC, wash hand basin and walk-in shower cubicle with rain-fall shower. Two spacious front and rear reception rooms provide ample living space for families, with a large box bay window and feature marble fireplace with log-burner to the front, and an additional feature marble and cast-iron fireplace to the rear reception with some useful built-in storage and access to the shower room and rear garden. To the rear is the extended open-plan kitchen dining room, with ample space for dining table and chairs with open fireplace and log burner. The kitchen area has patio doors and large roof lantern providing plenty of natural light, it comprises wall and base level units with complimentary Granite worktops and tiled splash-back. Integrated appliances include microwave, washing machine, dishwasher, large fridge and freezer, with a 'Rangemaster' oven with induction hob and extractor unit above also included.

Upstairs to the first floor is a very spacious landing area with loft access and doors into all bedroom accommodation.

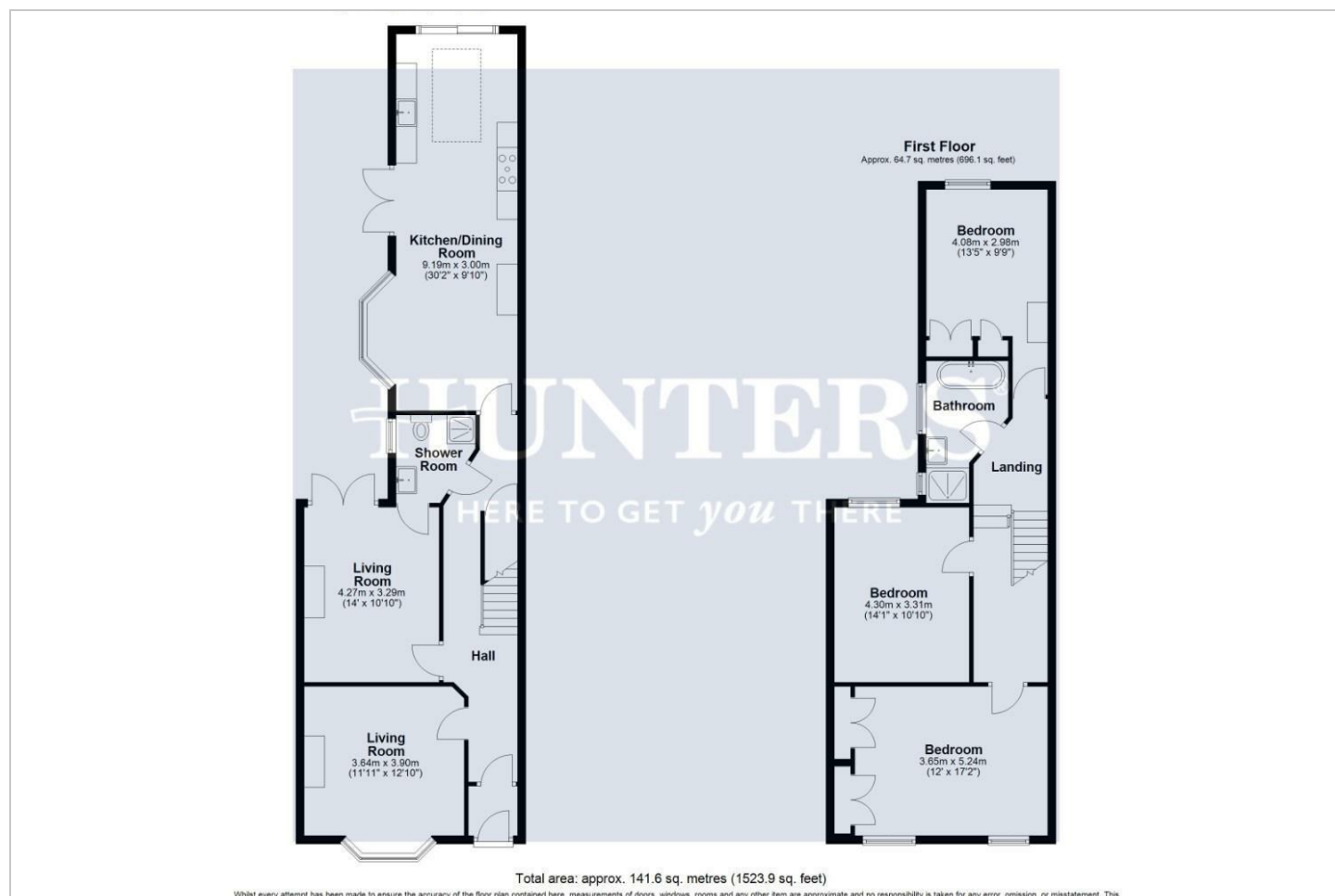
There are three generously sized double bedrooms across the first floor, the main bedroom across the width of the property at the front includes fitted wardrobes, with the other two large double rooms including feature cast iron fireplaces. The partly tiled family bathroom completes the internal accommodation comprising WC, vanity sink unit, freestanding roll-top bath with a separate walk-in shower cubicle and rain-fall shower.

Outside at the rear of the property is a wonderfully mature and tranquil nature garden with a wide variety of plants bushes and trees throughout, there is a children's play area to the side of the garden and a large patio area with garden table and chairs towards the bottom, with a garden room which can be used as a home office complete with power, light and high speed internet connection.

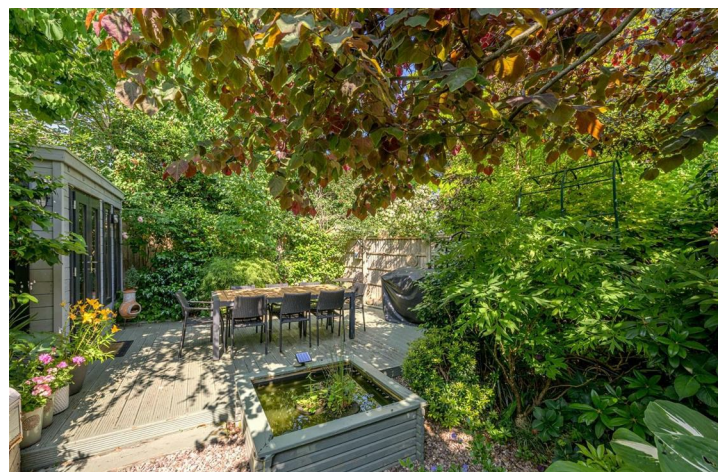
The property is situated in this prestigious and highly regarded location in the heart of Harborne Village within immediate proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are under a mile away.



## Floorplan



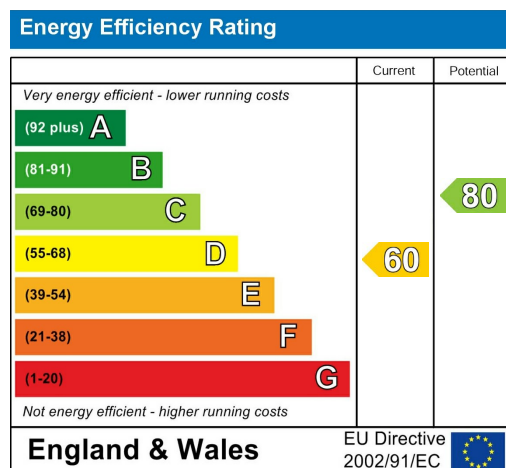








## Energy Efficiency Graph

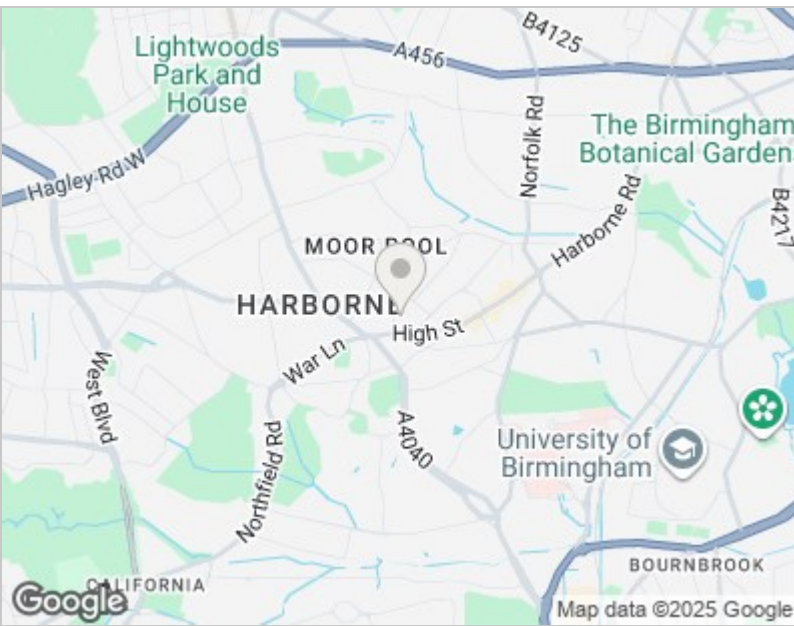


## Viewing

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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