



## Beech Road

Harborne, Birmingham, B17 9TD

Price £395,000

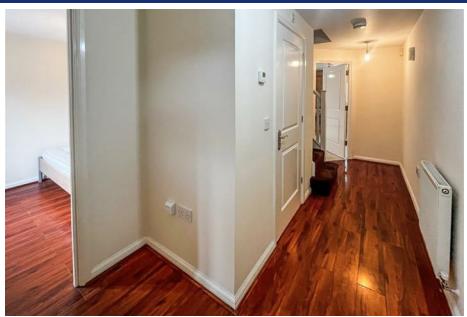


- Modern Semi-Detached Townhouse
- Popular Harborne Location in Quiet Cul-De-Sac
- Open Plan Lounge Dining Room
- No Upward Chain
- Four Bedrooms including Master Bedroom with Ensuite
- Driveway
- Excellent Links to QE Medical Complex and In Close Proximity of Harborne Primary Annexe
- EPC Rating - C

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A modern and deceptively spacious semi-detached townhouse situated in this private cul-de-sac location in Harborne, in close proximity to the Harborne Primary Annexe. This four bedroom property provides off-street parking and contemporary family living that is set over three floors. Being Sold with No Upward Chain.

The property is nestled away in a quiet residential neighborhood with a block paved driveway for one vehicle at the front of the property, it also benefits from gas central heating and full double glazing. As you enter the property you are greeted by a welcoming entrance hallway with partly tiled cloakroom, to the front is a reception room that can be used as an accessible ground floor double bedroom if required. To the rear of the property is a spacious open-plan kitchen dining room, providing ample space for dining table and chairs along with a fully fitted kitchen, large storage cupboard and patio doors leading out to the rear garden. The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, there is an integrated oven with gas hob and extractor unit above, and plenty of space and plumbing for all other kitchen appliances.

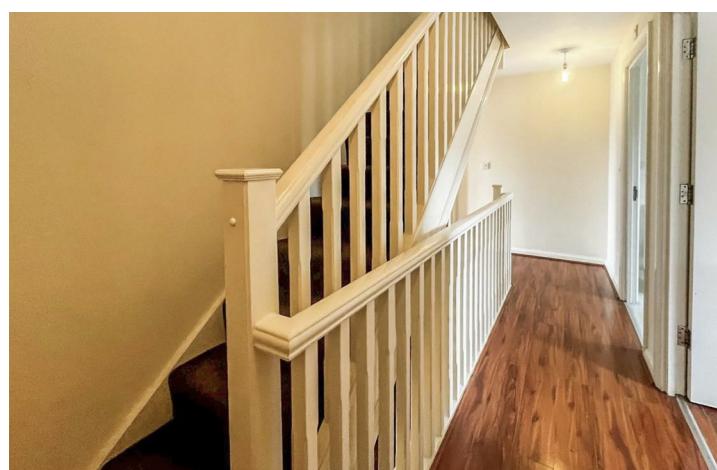
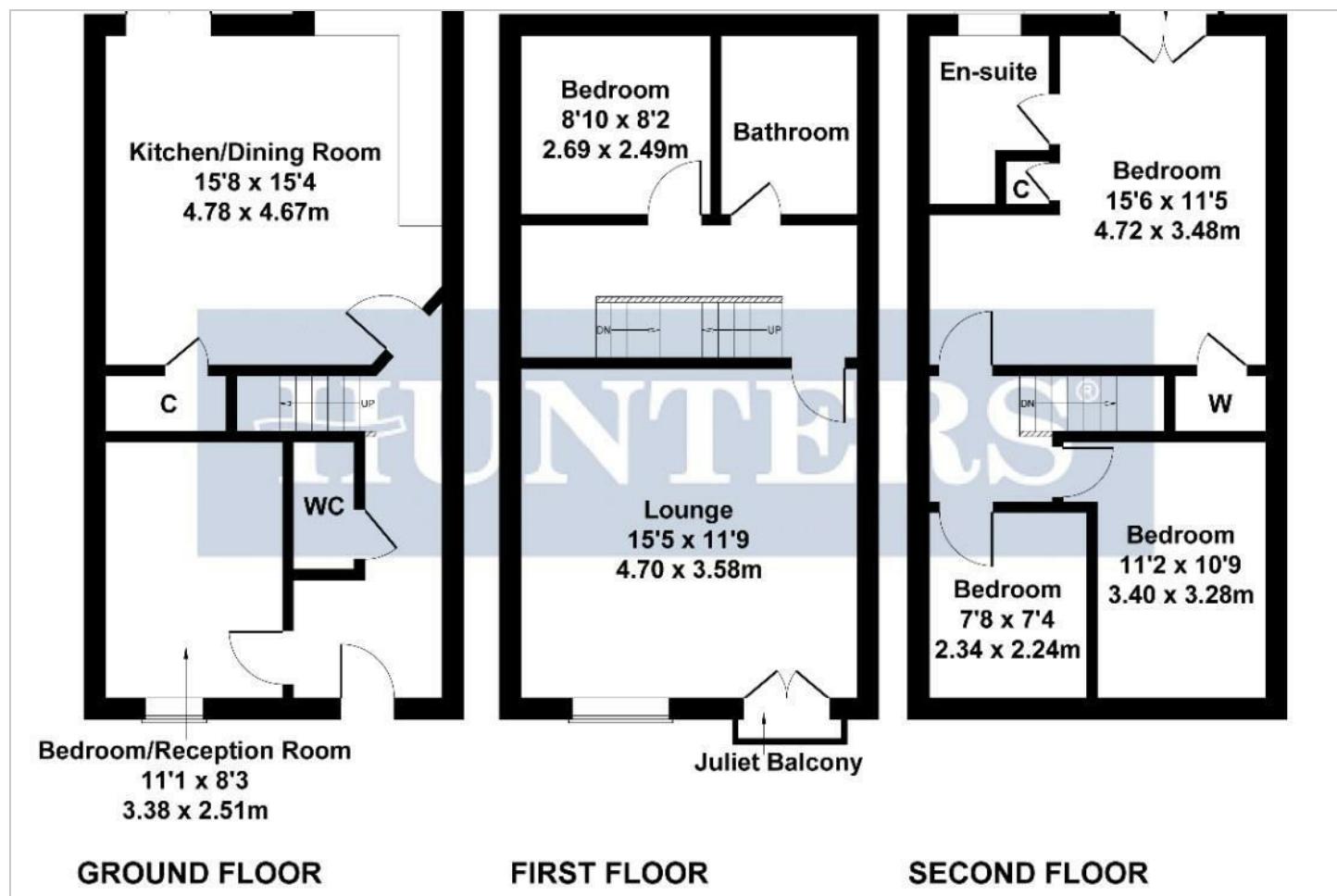
To the first floor there is a spacious living room stretching the whole width of the property with Juliet balcony overlooking the frontage, to the rear is also a partly tiled family bathroom suite with WC, wash hand basin and bath with shower above, complimented by a double bedroom.

On the second floor there are three additionally well proportioned bedrooms, including a master bedroom with fitted wardrobe, Juliet balcony overlooking the rear and a en-suite shower room complete with WC, wash hand basin and a walk-in shower cubicle.

The enclosed rear garden provides a patio area which leads to a large lawn space with a mature border to one side, completed with a garden shed and fenced boundary.

The property is situated on a modern development in a quiet cul-de-sac just off of Fellows Lane which adjoins Court Oak Road to War Lane. Ideally positioned to a number of local amenities on the island of War Lane and Northfield Road, additionally Harborne High Street is easily accessible and provides all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Centre, University of Birmingham and Birmingham City Centre are all easily accessible with a choice of local transport facilities, and leisure facilities such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby. The school catchment provides an array of fantastic infant and junior schools within the local area.

## Floorplan

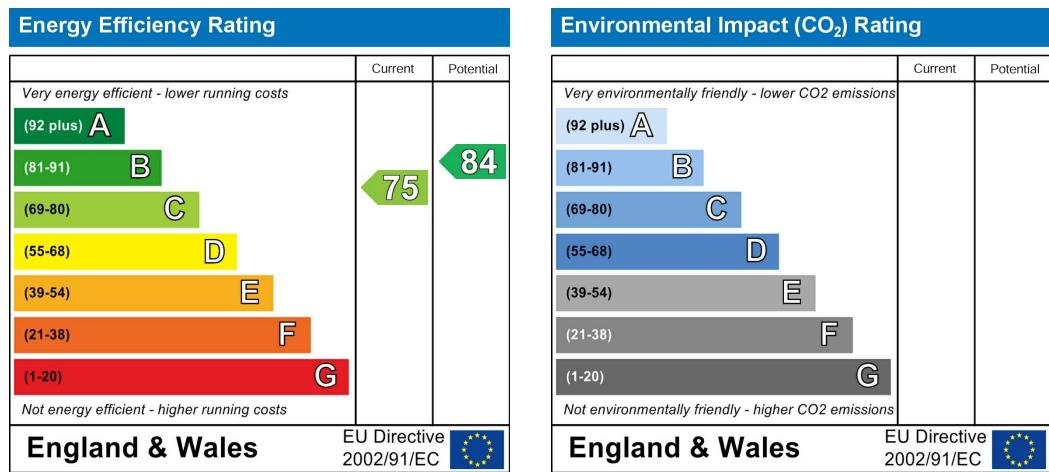




Tel: 0121 647 4233



## Energy Efficiency Graph



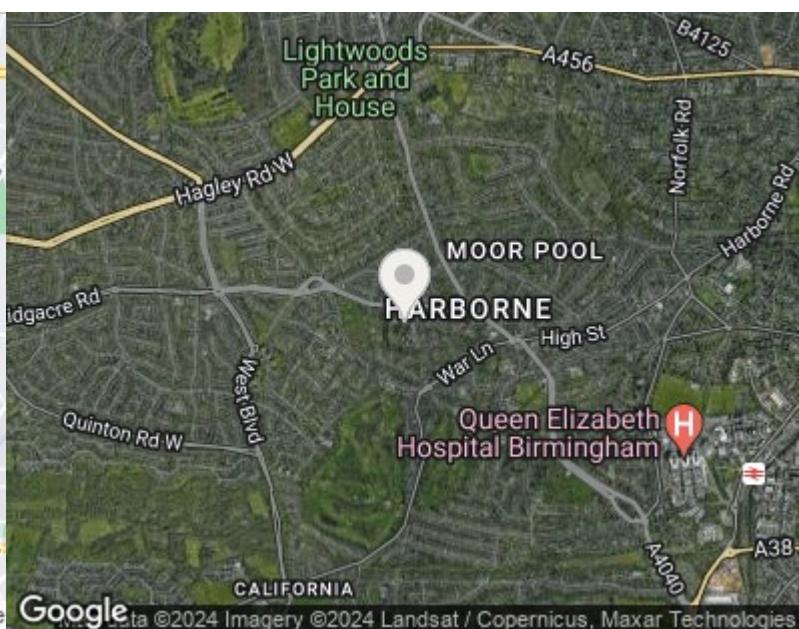
## Viewing

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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