



## Wyckham Close, Birmingham

- Three Bedroom Detached Residence
- In Close Proximity to Harborne High Street
- Potential for Further Extension Subject to Relevant Planning Permissions
- Excellent Links to QE Medical Complex and Birmingham University • EPC Rating - E
- Quiet Cul-De-Sac Location in Sought-After Location in Harborne
- Driveway and Garage
- Secluded Rear Garden which backs on to Harborne Golf Course

**Offers In Excess Of £450,000**

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# Wyckham Close, Birmingham

## DESCRIPTION

A well presented and extended detached family residence situated in this highly desirable cul-de-sac location in Harborne overlooking Harborne Golf Course. This desirable three bedroom property is ideal for access to Queen Elizabeth Medical Complex and has potential for further extension and development subject to the relevant planning permissions.

The property is fully double glazed and provides gas central heating. Set back away from the road via a driveway providing space for two cars, the property accommodation includes a welcoming entrance hallway, spacious front and rear reception rooms of which the latter has been extended and overlooks the beautifully manicured rear garden. A breakfast kitchen alongside a spacious utility room are also to the rear of the property which provides excellent space and potential to develop into an open-plan space subject to planning, with access to an integral garage and downstairs WC completing the downstairs.

The upstairs accommodation provides three good sized bedrooms, including a master bedroom which provides leafy views across the golf course. A refitted family bathroom and separate WC complete upstairs. Outside provides a beautifully maintained and secluded rear garden, complete with patio and lawn areas and array of mature flowerbeds and plants throughout.

Located in this quiet residential cul-de-sac, 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.

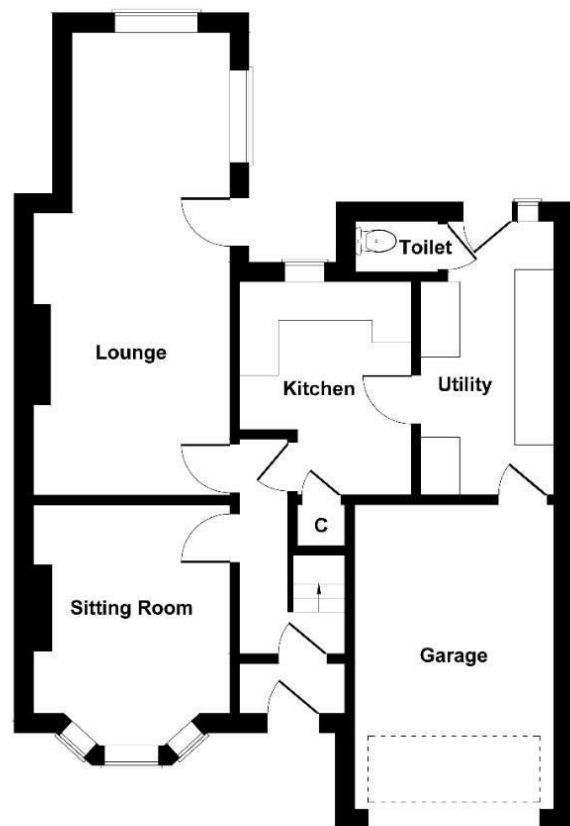




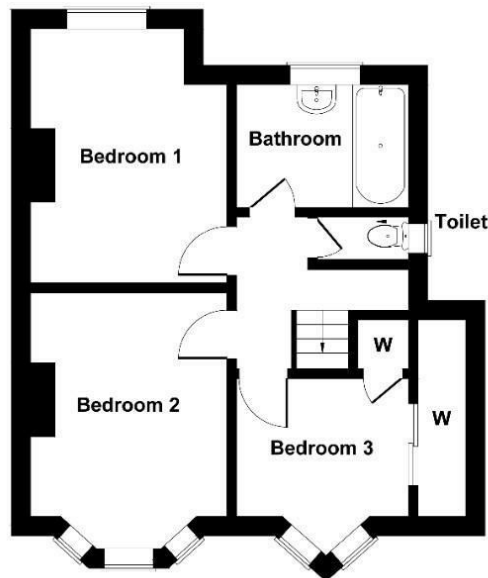




## 18 Wyckham Close



GROUND FLOOR

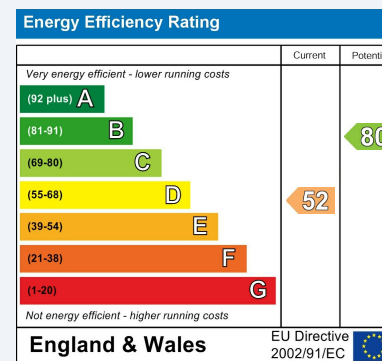


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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## 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.

## 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.

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