



## North Road

Harborne, Birmingham, B17 9PD

Offers In The Region Of £495,000



- Superbly Presented Semi-Detached Home in Central Harborne
- Superbly Located in Very Close Proximity to Harborne High Street
- Driveway for Two Cars and Low Maintenance Rear Garden
- No Upward Chain
- Four Bedrooms
- Beautiful Rear Extension Providing Open-Plan Ground Floor Living
- Excellent Access to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - C

# North Road

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A deceptively spacious and superbly presented four bedroom home situated in this highly desirable locality in very close proximity to Harborne High Street. This extended semi-detached property provides fantastic open-plan living with the addition of a downstairs bedroom and off-street parking. Being Sold with No Upward Chain.

The property is set back from the street via a block paved driveway offering off-street parking for at least two cars, with gas central heating included and double glazing throughout. The property entrance leads into a porch area with a secondary door opening into a very open-plan setting throughout the ground floor, with a lounge area providing staircase to the first floor, with access to a small utility area underneath the stairs which houses the washing machine and leading through to a converted garage, which can be used as a ground-floor fourth bedroom or additional reception room alternatively dependent on an individual's needs. This is accompanied by a fully tiled ground floor shower room comprising WC, wash hand basin and walk-in shower cubicle.

A beautifully extended rear reception area includes bi-folding doors out to the rear garden, alongside a vaulted ceiling with skylights providing a beautifully spacious and light living space, including living and dining room areas and incorporating the kitchen area. The kitchen comprises gloss wall and base level units with complimentary work surfaces and matching island and breakfast bar. The kitchen is fully integrated to include oven and hob with extractor unit, integrated microwave, fridge freezer and dishwasher with a door to the side access.

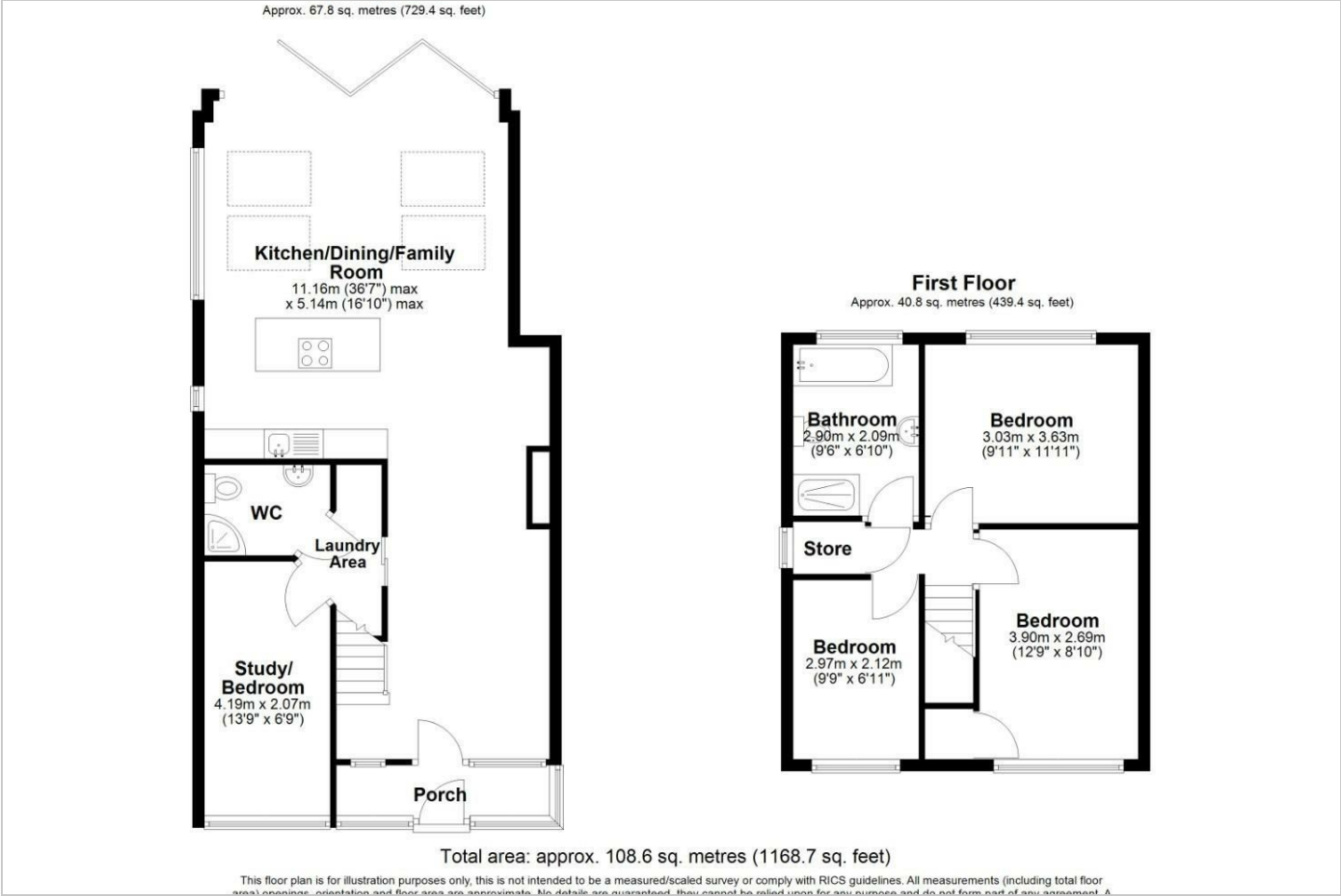
The upstairs accommodation provides three generously sized bedrooms, including two large doubles and a slightly smaller third room, with an additional separate storage room, and completed with a modern fully tiled bathroom comprising WC, wash hand basin, bath with separate walk-in shower cubicle.

The bi-folding doors lead out to a beautifully secluded and low maintenance, south-westerly facing rear garden with raised patio area, leading to lawn space with a garden shed and a variety of mature plants and bushes throughout.

The property is situated in this fantastic and extremely convenient location just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably Harborne Primary, Chad Vale and the Blue Coat school all in close proximity.



Floorplan

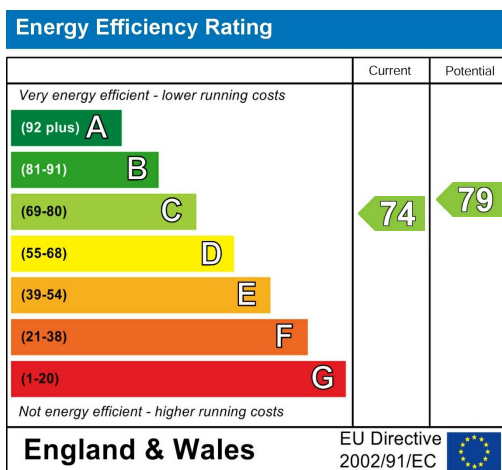








## Energy Efficiency Graph

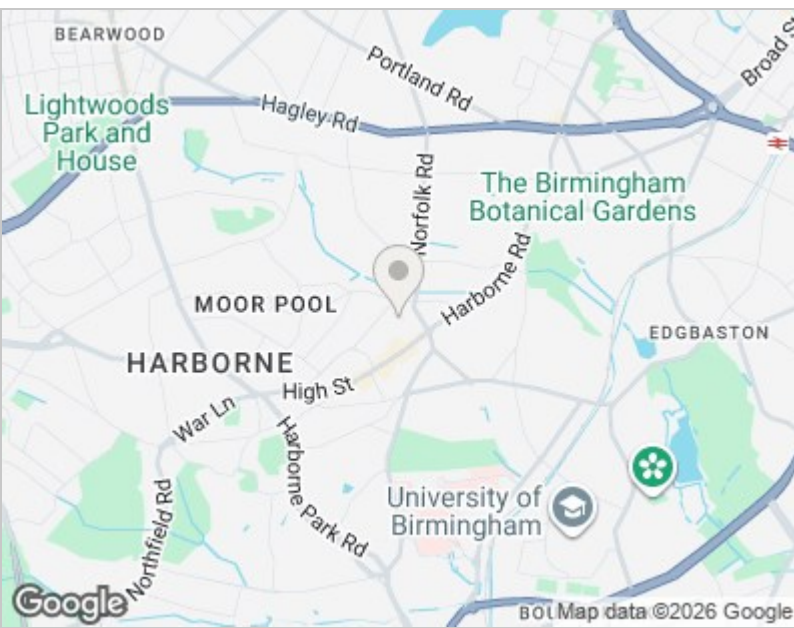


## Viewing

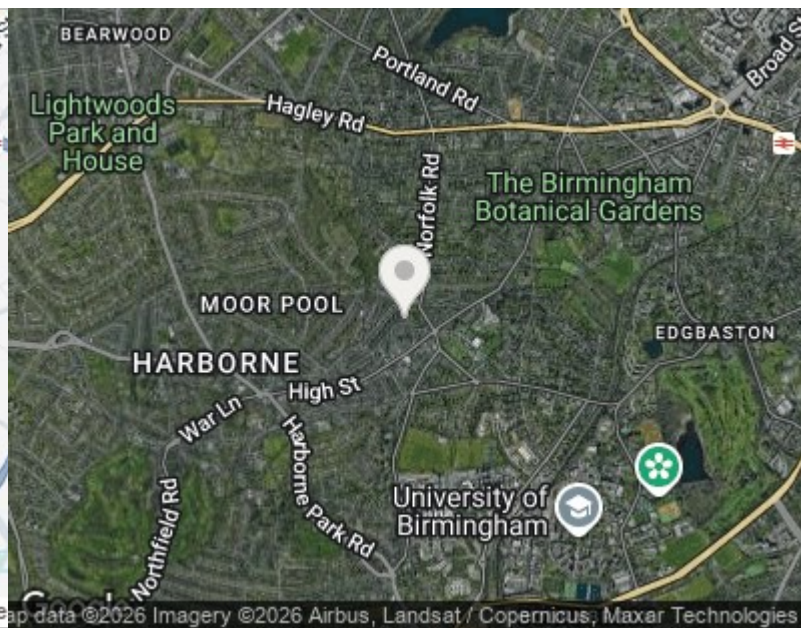
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



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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