



Metfield Croft

Harborne, Birmingham, B17 0NN

Offers In The Region Of £450,000



- Stunning Fully Refurbished Detached Residence
- Fantastic Cul-De-Sac Location in Immediate Proximity of QE Medical Complex
- Off Street Parking
- In Excellent Proximity to University Train Station Offering Convenient Access into the City Centre
- Three Bedrooms
- Beautifully Extended Open Plan Kitchen-Living Space
- High Specification Fixtures and Fittings Throughout
- EPC Rating - D

Metfield Croft

Harborne, Birmingham, B17 0NN

Offers In The Region Of £450,000



A stunning, comprehensively renovated and extended detached residence situated in this fantastic cul-de-sac location in very close proximity of Queen Elizabeth Medical Complex and Birmingham University. This three bedroom property has been tastefully redesigned throughout to provide beautiful contemporary family living in this sought-after location.

The property is set back away from the road above street level via a block paved driveway providing ample off road parking for two cars, complimented with a EV charging point and a decorative raised front garden with lawn area and mature borders.

Steps lead up to the composite entrance door and into a welcoming hallway, providing stairs to the first floor and useful under-stairs storage. To the downstairs is an excellent fully-tiled shower room suite complete with WC, vanity sink unit and walk-in cubicle with electric shower. A cosy front reception room provides an excellent space to watch TV with family with a front bay window and thoughtfully designed integrated storage. As you head to the rear of the property, you enter a stunning extended open-plan living space, combining the original rear reception room with a spacious kitchen living area, with 'Velux' skylights and bi-folding doors out to the rear garden which provide an array of natural light. The dining area includes a beautiful exposed brick fire place and the luxury kitchen is fully integrated, complete with matching island and breakfast bar with Quartz worktops throughout, the integrated appliances include oven, microwave grill, dishwasher, fridge-freezer and washing machine.

To the upstairs are three well proportioned bedrooms, including two generously sized bedrooms with a single third bedroom which is currently ideal as a home office or study. The internal accommodation is completed with a fully tiled bathroom, including WC, vanity sink unit and a sunken P shaped bath with separate shower and chrome heated towel rail and extractor.

The tiered rear garden provides a patio area from the bi-folding doors, with steps leading up to a good sized lawn area and providing a wide variety of mature shrubbery throughout, towards the back of the garden is a fantastic landscaped secondary patio and decorative stone area which is excellent for family BBQ's or gatherings in the summer months, along with a useful garden shed for storage.

This wonderful family home is situated in a quiet cul-de-sac located just off the popular Metchley Lane, which is within immediate proximity of the Queen Elizabeth Medical Complex and nearby to the University of Birmingham. Harborne High Street is readily accessible with its excellent array of shopping, restaurant and café facilities along with an excellent school catchment for children of all ages which includes The Blue Coat School, King Edward VII Five Ways and Edgbaston High School for Girls. The University Train station is in excellent proximity and provides convenient access into Birmingham City Centre and the national rail link.

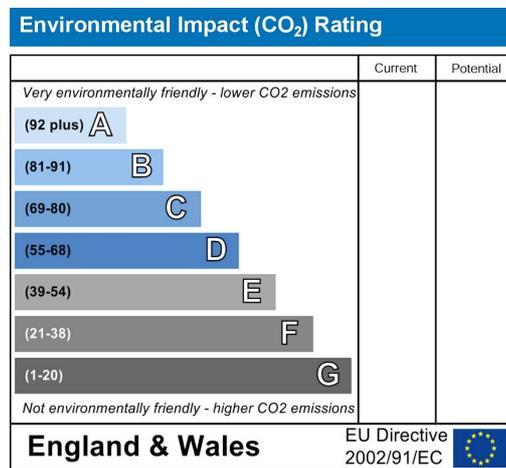
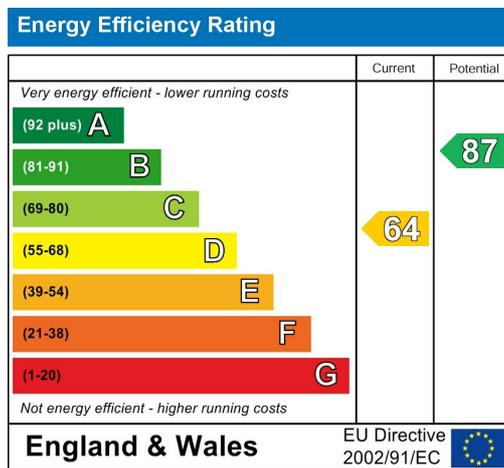
Floorplan







Energy Efficiency Graph

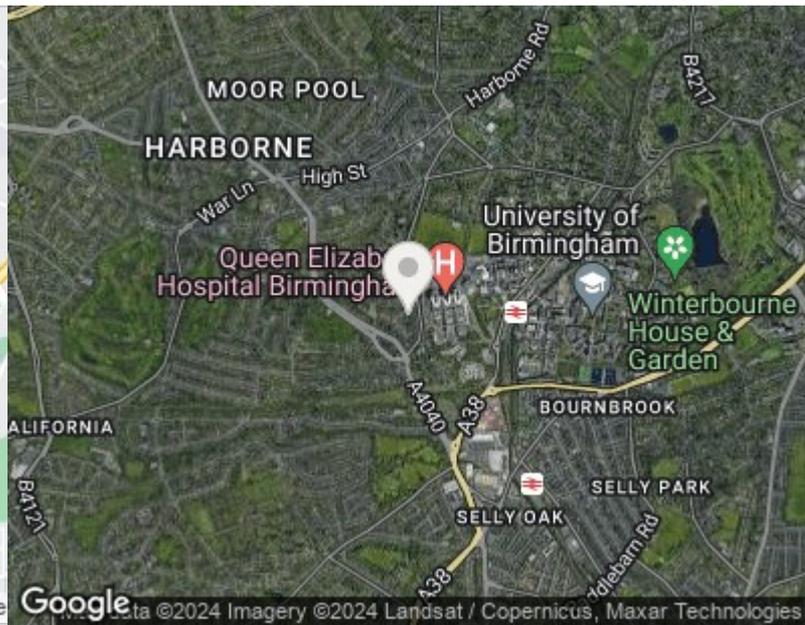
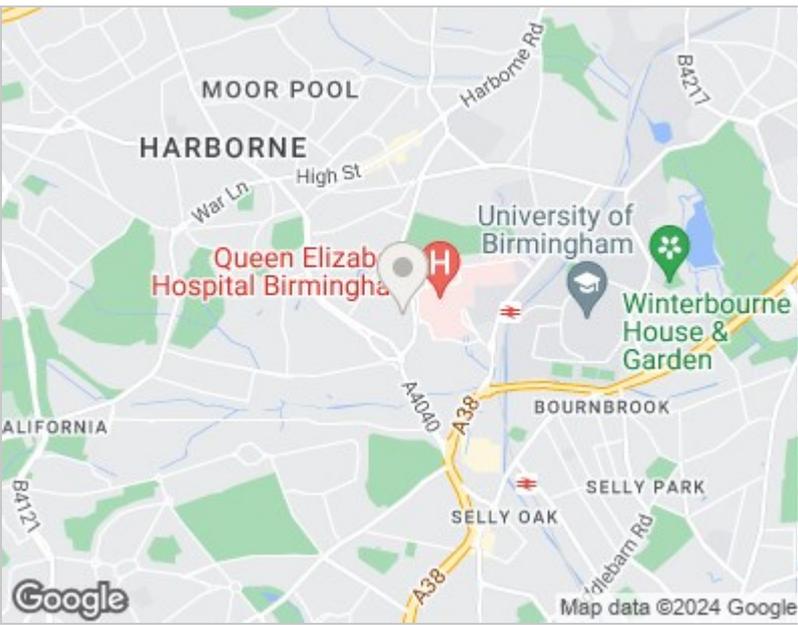


Viewing

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.

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com
<https://www.hunters.com>

