

# ENGLANDS



142 Harborne Park Road  
Harborne, Birmingham, B17 0BS



## 142 Harborne Park Road

Harborne, Birmingham, B17 0BS

A charming, detached fully double glazed family home comprehensively refurbished and modernised to include Farrow & Ball colour palette throughout, solid American walnut and Spanish marble flooring, as well as bespoke interior doors. It has been a much-loved home and extends to over 2,100 sq ft. The property is being sold with the benefit of NO UPWARD CHAIN.

The property is ideally located within walking distance to The Queen Elizabeth Hospital and University of Birmingham, Blue Coat, St Mary's, St Peter's and Station Road schools and the renowned Harborne High Street with its excellent range of retailers, shops, bars and restaurants. Birmingham city centre is also readily accessible.

The house is set back from the road surrounded by landscaped gardens on three sides and a pathway that leads to the front door. There is a four camera CCTV system, Ring doorbell, an electric vehicle charging point and boxed water tap on the outside. The marble floor entrance porch opens out into an inner front door leading to the marble floor reception hall built-in storage and all rooms on the ground floor. Double doors lead into:

### SITTING ROOM

18'10" max x 14'10" max into bay  
(5.75m max x 4.53m max into bay)

### DINING ROOM

14'8" max into bay x 11'9" max  
(4.49m max into bay x 3.6m max)





**DINING KITCHEN**  
24'8" max x 14'6" max (7.52m max x 4.42m max)

**OPEN PLAN FAMILY ROOM**  
14'4" max x 13'10" max (4.38m max x 4.23m max)

**GROUND FLOOR CLOAKS/WC**

**STAIRS RISING TO FIRST FLOOR ACCOMMODATION**

**BEDROOM ONE**  
12'11" max x 12'0" max (3.94m max x 3.68m max)

**EN SUITE**

**BEDROOM TWO**  
16'5" max x 12'3" max (5.01m max x 3.75m max)



**EN SUITE**

**BEDROOM THREE**  
12'0" max x 9'4" max (3.66m max x 2.86m max)

**BEDROOM FOUR**  
11'9" max x 9'4" max (3.6m max x 2.87m max)

**STUDY/BEDROOM FIVE**  
9'4" max x 5'5" max (2.87m max x 1.67m max)

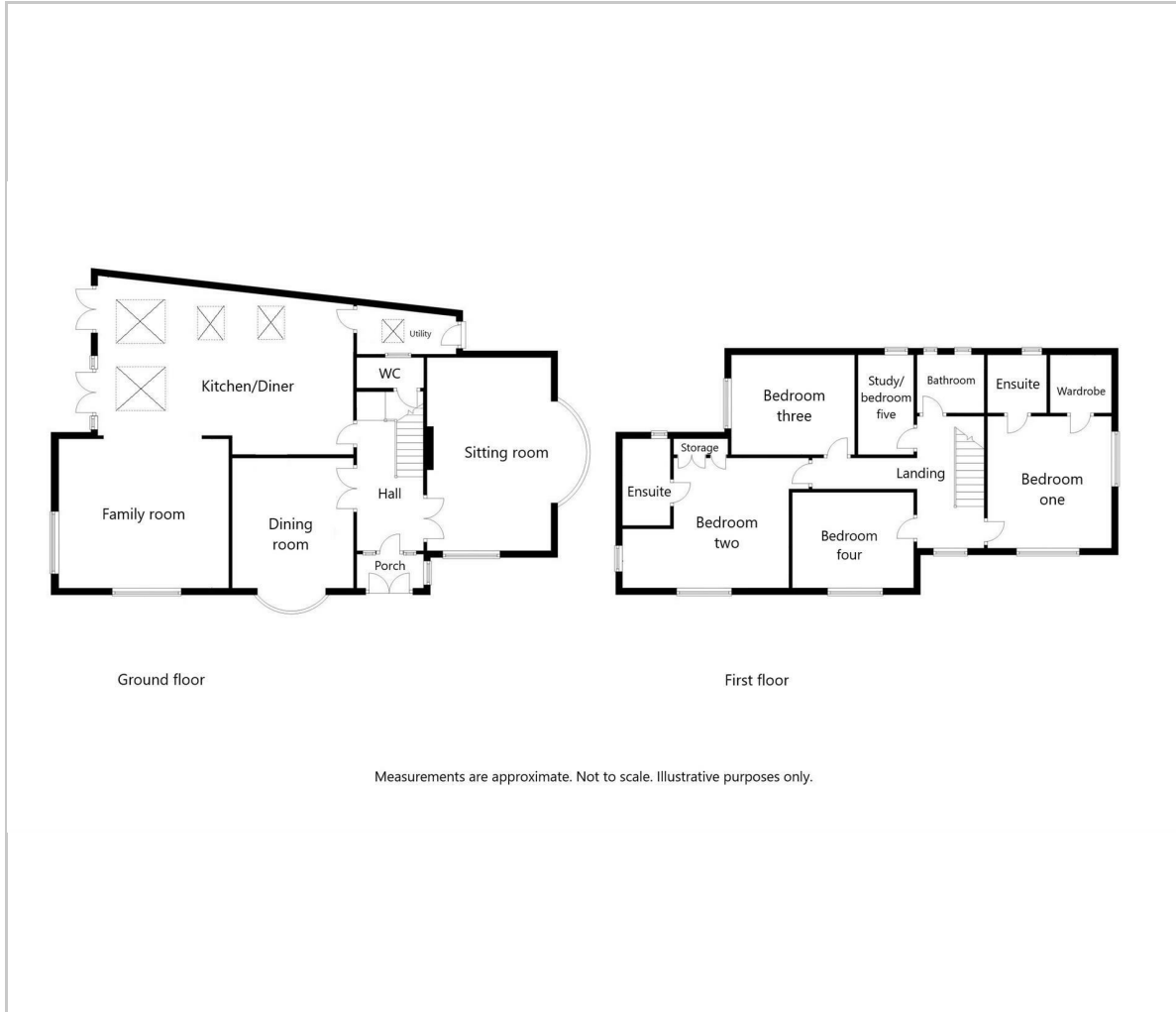
**FAMILY BATHROOM**

**OUTSIDE**

**ADDITIONAL INFORMATION**



## Floor Plan

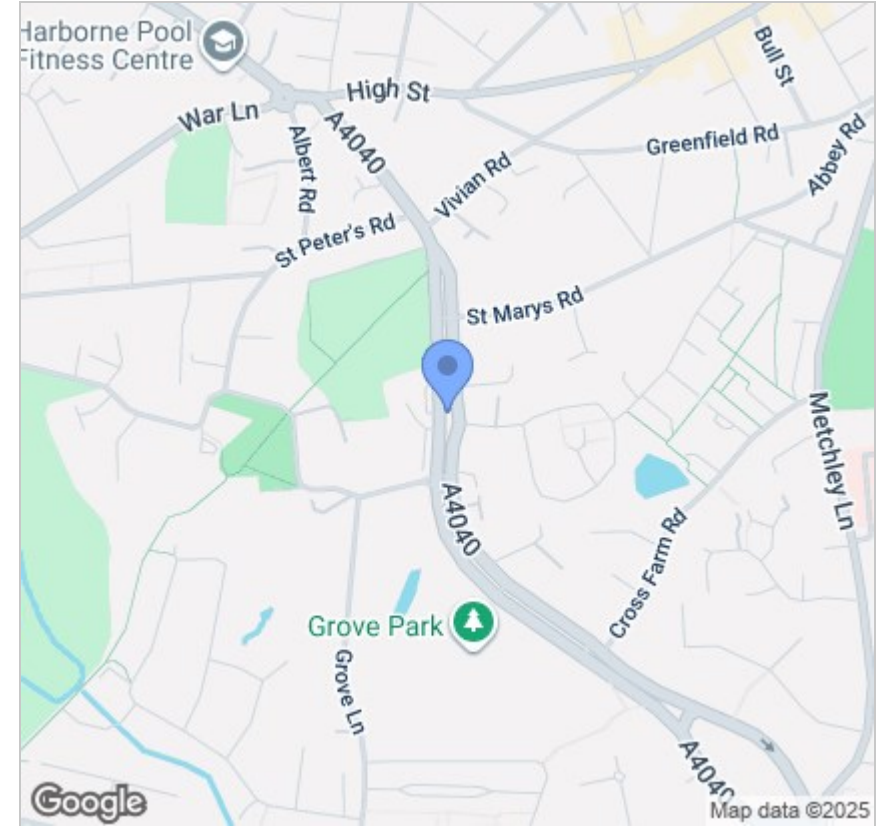


## Viewing

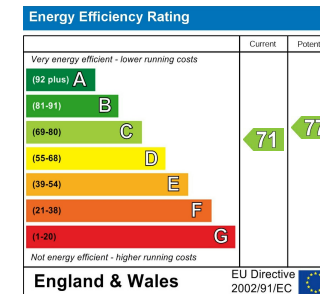
Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

146 High Street, Harborne, Birmingham, B17 9NN  
Tel: 01214271974 Email: info@englandsuk.com

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.