

# ENGLANDS



120 Greenfield Road  
Harborne, Birmingham, B17 0EG

£475,000





## PROPERTY DESCRIPTION

Spacious period property located very close to Harborne High Street and having many delightful original features retained throughout. The property benefits from a number of newly-fitted sash windows, extended dining kitchen, through lounge, ground floor WC, four bedrooms, bathroom and useful cellar. Thoughtful design allows plenty of natural light to flow through the property. NO CHAIN.

This character property is situated within the Greenfield Road Conservation Area, within easy reach of all the retail and hospitality services the high street offers, including Marks & Spencer and Waitrose.

The Queen Elizabeth Hospital and University of Birmingham are easily reachable, along with Birmingham city centre.

Viewing is highly recommended in order to fully appreciate the well-presented accommodation, which comprises in more detail:



Tel: 01214271974

The property is set back from the road by a dwarf retaining wall, slate chipping fore garden and original blue brick pathway to composite entrance door with fan light over leads into:

## HALLWAY

Having slate tiled flooring, two ceiling light points, recessed ceiling spotlights, two radiators, coving to ceiling, original plaster archway, door to cellar and stairs rising to first floor accommodation.

## THROUGH LOUNGE/DINING ROOM

8.05m max x 3.62m max into recess (26'4" max x 11'10" max into recess)

Delightful through lounge dining room having double glazed sash window to the front elevation with original shutters, panelling detail to wall, two stone-style fireplaces with fitted gas fires, two ceiling light points with ceiling roses, original coving to ceiling, fitted shelving to walls, two radiators and to the rear, and further double glazed sash window again with original shutters.

## GROUND FLOOR WC

Having low flush WC, ceiling light point, pedestal wash basin with mixer tap over, timber double glazed window, slate tiled flooring and cupboard housing the wall-mounted Worcester gas boiler.

## EXTENDED DINING/KITCHEN

### DINING AREA

3.85m max x 2.5m max (12'7" max x 8'2" max)  
Having wood-style flooring, double glazed sash window to the side with original shutters, radiator, ceiling light point and useful walk-in storage cupboard.

### KITCHEN AREA

4.51m max x 2.7m max (14'9" max x 8'10" max)  
Having slate tiled flooring, a range of matching wall and base units, rolltop work surfaces, Peninsula unit with storage below, two Velux windows, and two timber double glazed windows, one to the side and one overlooking the rear. Recessed ceiling spotlights, Tambour unit, 1 1/2 bowl composite sink drainer with mixer tap over, plumbing and space for washing machine and dryer, integrated electric oven with gas hob over and wall-mounted extractor fan, integrated slimline dishwasher and part complementary tiling to walls. Door leading out to the garden.

## STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having recessed ceiling spotlights and Velux skylight.

## BEDROOM ONE - FRONT

4.71m max x 4.13m max into recess (15'5" max x 13'6" max into recess )

Having double glazed sash window overlooking the front elevation, decorative coving to ceiling, ceiling light point with ceiling rose, and radiator.

## BEDROOM TWO

3.69m max x 2.76m max into recess (12'1" max x 9'0" max into recess )

Having double glazed sash window overlooking the rear, radiator, recessed ceiling spotlights, original cast iron fire surround with grate and built-in shelving to walls.

## BEDROOM THREE - REAR

2.77m max into doorway x 2.6m max (9'1" max into doorway x 8'6" max)

Having recessed ceiling spotlights, timber double glazed window overlooking the garden and radiator.

## BATHROOM

Having panelled bath with wall-mounted shower plus side screen, full complementary tiling to walls and floor, low flush WC, pedestal wash hand basin with mixer tap over, recessed ceiling spotlights, extractor fan, wall-mounted mirrored cabinet, timber double glazed window and vertical radiator.

## STAIRS RISING TO SECOND FLOOR ACCOMMODATION

## BEDROOM FOUR

4.7m max x 4.65m max (15'5" max x 15'3" max )

Having two Velux windows with integrated blinds overlooking the rear, radiator, ceiling light point and two access doors for eaves storage. Please note: this room has areas of restricted headroom.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden comprising paved side area, rear paved seating area, lawn with flower borders, wall and fence boundaries to three sides, gate providing access to rear passageway onto Bull Street. Outdoor tap and power socket.

## ADDITIONAL INFORMATION

TENURE: FREEHOLD

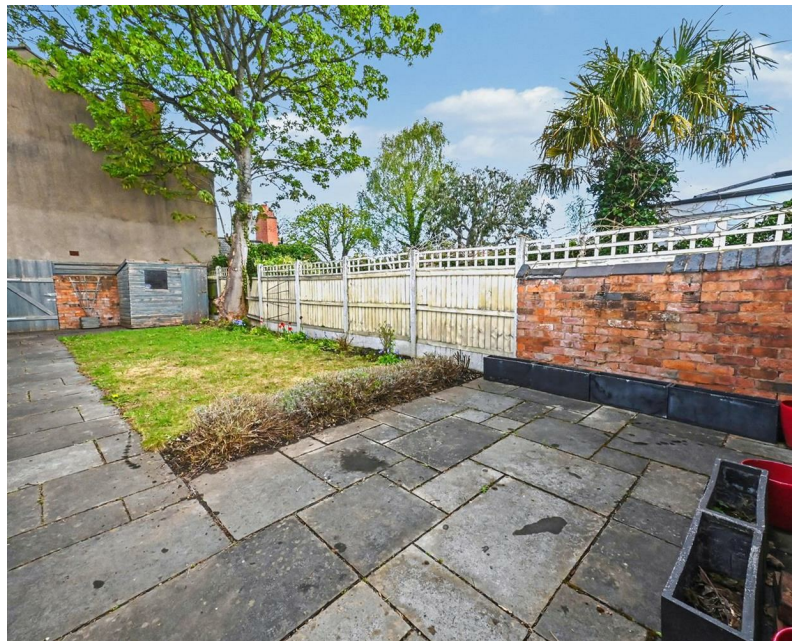
COUNCIL TAX BAND: D

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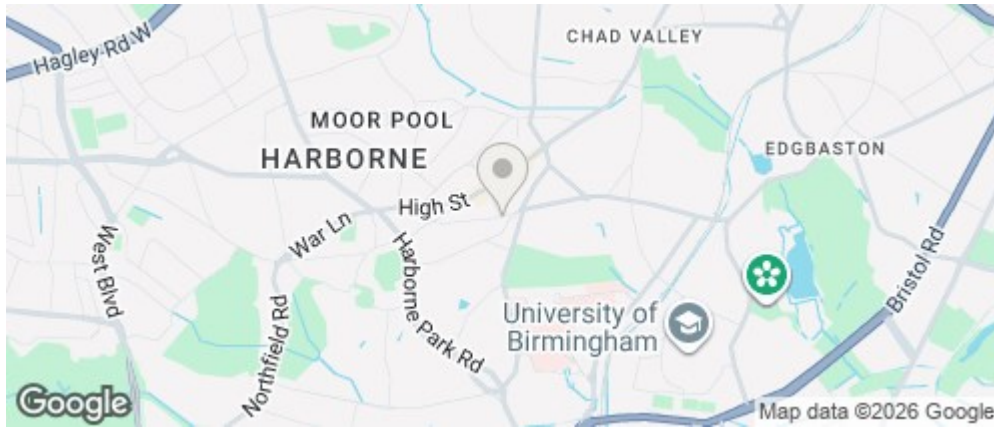




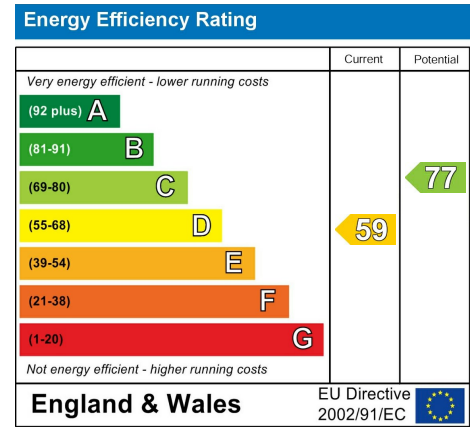
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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