

# ENGLANDS



89 Park Hill Road

Harborne, Birmingham, B17 9HH

£775,000





## PROPERTY DESCRIPTION

Spacious semi-detached house set in an excellent location, close to Harborne High Street. The property has been thoughtfully extended to provide flexible accommodation set over three floors and has plentiful storage throughout. High quality fixtures and fittings and thoughtful design combine to create a lovely home which maximises natural light. Briefly comprising: two interconnecting reception rooms, generous dining kitchen with skylights and doors out to the garden, separate utility room/WC, three bedrooms on the first floor, one with ensuite, family bathroom and excellent second floor accommodation with a good sized bedroom and ensuite. Garden building which could be used for a gym or office, enclosed rear garden with storage sheds and front driveway with electric vehicle charging point.

This lovely property is located on the ever-popular Park Hill Road, close to Harborne High Street with its excellent range of shops, bars and restaurants, Harborne Leisure Centre, Queen Elizabeth Hospital, University of Birmingham and local motorway connections to the M5 and M6. Birmingham city centre is also readily accessible. The property is set back from the road by a block paved driveway providing parking for two vehicles, dwarf retaining wall to one side with flower bed, electric vehicle charging point and covered portico with overhead light and entrance door with glazed panel over, leading into:



**VESTIBULE**

Having dado rail, recessed ceiling spotlights, meter cupboard and part-glazed inner door leading into:

**HALLWAY**

Having original plaster arch, stairs rising to first floor accommodation, radiator and recessed ceiling spotlights.

**FRONT RECEPTION ROOM**

4.45 max into bay x 4.04 max into recess (14'7" max into bay x 13'3" max into recess)

Having UPVC double glazed bay window with privacy panels overlooking the front, radiator, fireplace with marble style hearth and inset gas fire, original coving to ceiling, laminate flooring, recessed ceiling spotlights, two wall lights and interconnecting glazed doors with obscured glass leading through to:

**SNUG**

3.69 max x 3.2 max into recess (12'1" max x 10'5" max into recess)

Having laminate flooring, radiator, feature fireplace arch, original coving to ceiling, recessed ceiling spotlights, sliding interconnecting doors into the front sitting room and further double glazed doors opening into the:

**EXTENDED KITCHEN DINER**

6.06 max x 5.08 max (19'10" max x 16'7" max)

Having a range of matching wall and base units, one and a half bowl composite sink drainer with mixer tap over, roll top work surfaces, recessed ceiling spotlights, integrated appliances include double electric oven, Neff dishwasher, Siemens five ring gas hob with ceiling mounted extractor fan above, island with storage drawers, tiled floor, three Velux windows, radiator and double glazed timber doors out to the rear garden.

**UTILITY ROOM/WC**

Having wall-mounted cupboards and matching base units, wooden worksurface, inset butler sink with mixer tap over, low flush WC with concealed cistern, spaces and plumbing for stacking appliances, recessed ceiling spotlights, radiator, UPVC double glazed window with obscured glazing, and recently fitted wall-mounted NAVIEN gas combi boiler.

Stairs rising to first floor landing, having recessed ceiling spotlights.

**BEDROOM TWO - FRONT**

3.8 max x 3.66 max (12'5" max x 12'0" max)

Having two UPVC double glazed windows overlooking the front, vertical radiator, recessed ceiling spotlights and double doors leading through to:

**ENSUITE SHOWER ROOM**

Cleverly designed ensuite having large fully tiled walk-in shower cubicle, recessed ceiling spotlights, wash hand basin having mixer tap over, and tiling to splashback area, two vertical radiators, vinyl flooring, wall-mounted mirrored cabinets, two UPVC high-level double glazed windows, further decorative glazed panels on the interior and low flush WC with concealed cistern.

**BEDROOM THREE**

3.77 max x 3.21 max (12'4" max x 10'6" max)

Having double glazed UPVC window, radiator, recessed ceiling spotlights, original metal fireplace and surround.

**BEDROOM FOUR - REAR**

3.56 max into doorway x 2.73 max (11'8" max into doorway x 8'11" max)

Having UPVC double glazed window overlooking the rear garden, radiator, recessed ceiling spotlights and fitted wardrobes.

**BATHROOM**

Having panelled bath with side screen, mixer tap, wall-mounted shower over, vertical radiator, full complementary tiling to walls, recessed ceiling spotlights, tiled floor, UPVC double glazed window with obscured glass, fitted mirrored cabinets, wall light, low flush WC with concealed cistern, wash hand basin with mixer tap over and being set into vanity storage.

**STAIRS RISING TO SECOND FLOOR****LANDING**

Second floor landing having recessed ceiling spotlights, eaves storage area and double glazed UPVC window.

**BEDROOM ONE**

6.08 max x 4.27 max (19'11" max x 14'0" max)

Dual aspect with UPVC double glazed window overlooking the rear, two Velux windows to the front, fitted wardrobes and radiator. Further eaves storage.

**ENSUITE SHOWER ROOM**

Having shower cubicle with wall-mounted electric shower, Velux double glazed window, pedestal wash hand basin with mixer tap over and tiling to splashback areas, laminate flooring, vertical radiator, low flush WC and extractor fan.

**OUTSIDE**

Enclosed rear garden having decking area, gated side passageway leading to front of the property, two brick built outbuildings, garden storage, two further good sized sheds, lawn, flower borders with a range of evergreen shrubs, trees and flowers, fruit trees, fence panels to three sides and rear decking area leading to excellent garden room having power and lighting, laminate flooring, double glazed double doors and further double glazed window.

**ADDITIONAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX BAND: E



# ENGLANDS





# ENGLANDS





# ENGLANDS





# ENGLANDS

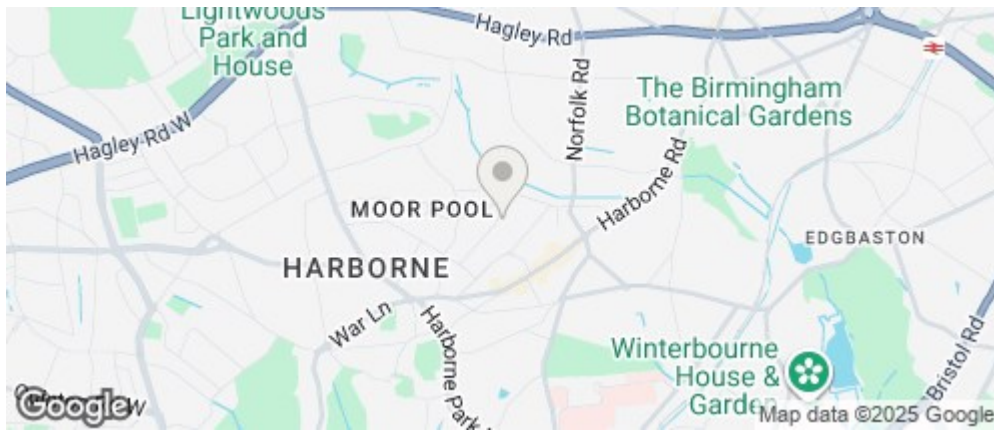




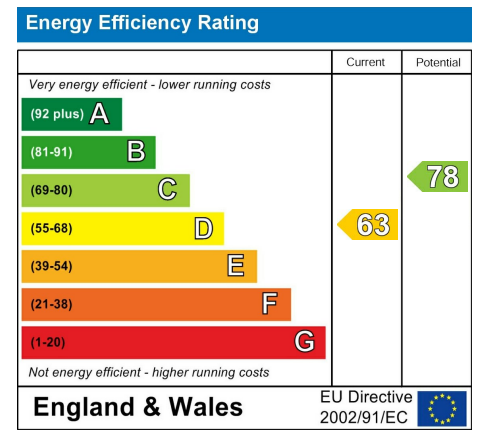
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

### Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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.