

# ENGLANDS

142 Harborne Park Road

Harborne, Birmingham, B17 0BS





## PROPERTY DESCRIPTION

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

Spacious and light dual aspect room having one UPVC double glazed window to the front, a second window to the side, American walnut solid wood floor, radiator, ceiling light point, two wall lights, coving to ceiling, marble fireplace with decorative insert and marble hearth.

### DINING ROOM

14'8" max into bay x 11'9" max

Having American walnut solid wood flooring, two radiators, coving to ceiling, ceiling light point, UPVC double glazed bay window to the front elevation and glazed serving hatch into the kitchen.

### DINING KITCHEN

24'8" max x 14'6" max

The property has been extensively extended to provide this wonderful open plan area, it has beautiful Spanish marble flooring with under floor heating, a great deal of natural light through the many windows and roof lanterns, an array of fitted units both base and wall-mounted in a soft off white tone, with inset double Villeroy & Boch ceramic sink, continuous work surfaces in a galaxy black granite, a large central island with matching worktop, cupboards and drawers, recessed ceiling spotlights, a wine cooler and freezer, Bosch five burner gas hob, wall unit with integrated full length Neff fridge and freezer and two Neff ovens, all replaced some two years ago as was the Miele dishwasher. There is a dining area. There are two sets of double glazed doors onto the terrace and garden. There is a separate utility room at the side which has plumbing for a washing machine and tumble dryer, the wall-mounted Worcester Bosch boiler is located here and there is an internal window and door to the outside.



### OPEN PLAN FAMILY ROOM

14'4" max x 13'10" max

Family room being dual aspect and having full-width fitted furniture, recessed ceiling spotlights, Spanish marble flooring and underfloor heating.

### GROUND FLOOR CLOAKS/WC

Having low flush Porcelanosa WC, wall-mounted wash handbasin with mixer tap over, tiled flooring, part complementary tiling to walls, recessed ceiling spotlights and double glazed window with obscured glass.

### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

The first floor landing mirrors the ground floor, with its profusion of natural light and its picture window overlooking the front. Ceiling light point, wall light and radiator.

### BEDROOM ONE

12'11" max x 12'0" max

Having dual aspect UPVC double glazed windows, coving to ceiling, ceiling light point, radiator and useful good sized walk-in dressing room, with fitted shelving, drawers and ceiling light point.

### EN SUITE

Having porcelain tiling throughout, large walk-in Porcelanosa shower with drench showerhead plus further handheld shower attachment, recessed ceiling spotlights, vertical radiator, double glazed UPVC window with obscured glass, wall mounted wash basin fitted into vanity storage with mixer tap over, wall-mounted mirrored cabinet and extractor fan.

### BEDROOM TWO

16'5" max x 12'3" max

Another dual aspect room with two UPVC double glazed windows, fitted wardrobes, ceiling light point and radiator.

### EN SUITE

Comprising Porcelanosa fittings including shower, low flush WC, wash basin fitted into vanity storage and having mixer tap over, full complementary tiling to floor and walls, UPVC double glazed window with obscured glass.

### BEDROOM THREE

12'0" max x 9'4" max

Having UPVC double glazed window overlooking the garden, full height fitted wardrobes and ceiling light point.







#### BEDROOM FOUR

11'9" max x 9'4" max

Having double glazed UPVC window overlooking the front, fitted wardrobes, ceiling light point and coving to ceiling.

#### STUDY/BEDROOM FIVE

9'4" max x 5'5" max

Having double glazed window with obscured glass, radiator, a range of fitted storage cupboards, desk unit with drawers and ceiling light point.

#### FAMILY BATHROOM

Comprising Porcelanosa suite with freestanding bath, with mixer tap over plus shower attachment, full complementary tiling to floor and walls, recessed ceiling spotlights, extractor fan, low flush WC, wall-mounted wash hand basin with mixer tap over and two UPVC double glazed windows with obscured glass.

#### OUTSIDE

Lovely enclosed rear garden having walls and fence panels to three sides, sandstone seating area, and a beautiful selection of established climbing rose trees and an aspect of greenery. Gate leading to front of property and outside tap. Good sized garden shed. To the front/side: Having block paved driveway, providing parking for multiple vehicles, EV charging point, dwarf wall, hedge border and front and side gardens comprising lawn area, pathway, conifers and flower beds containing a range of beautiful established flowers, including roses, Camellia's and honeysuckle, plus a variety of trees.

#### ADDITIONAL INFORMATION

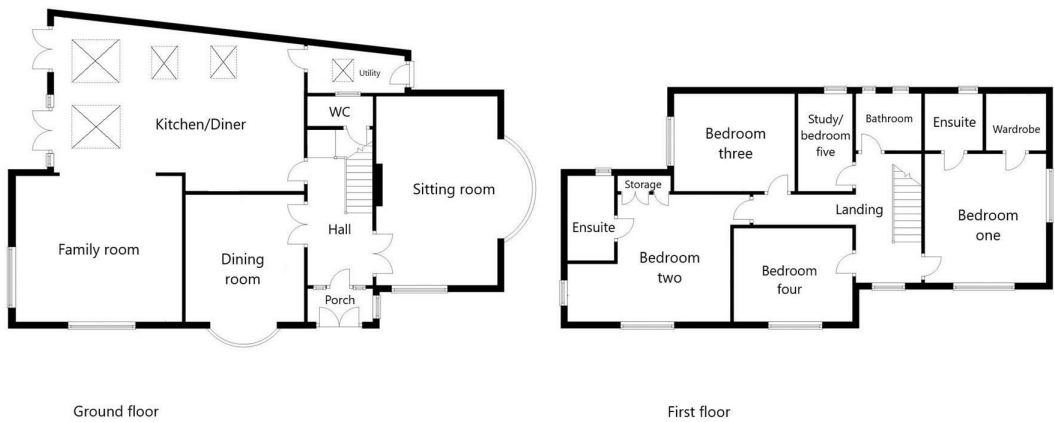
TENURE: FREEHOLD

COUNCIL TAX BAND: F

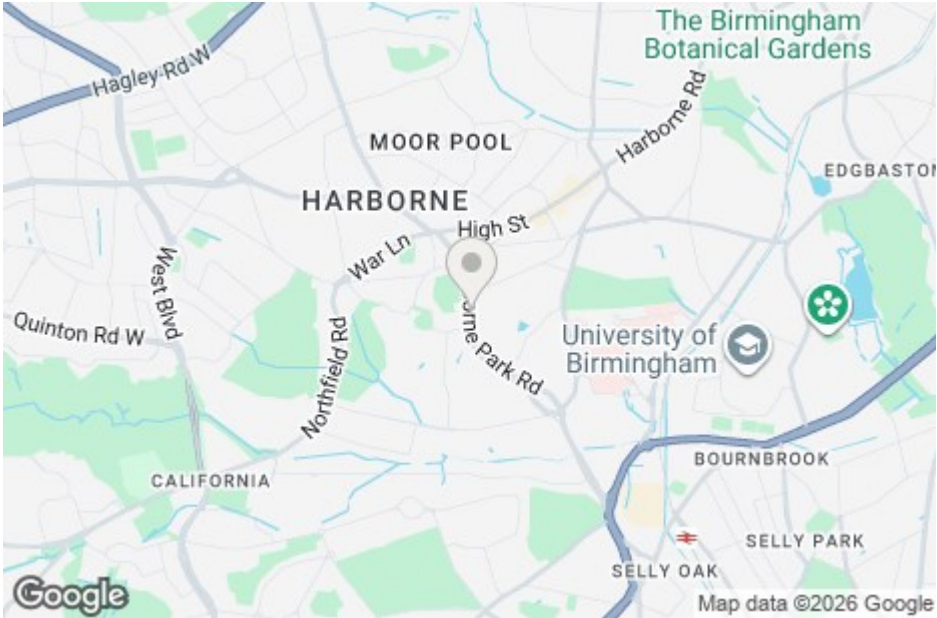




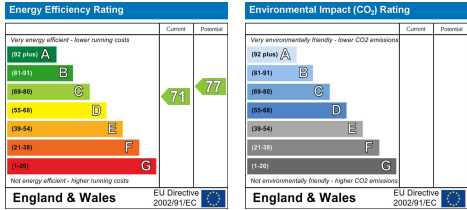
Floor Plan



Area Map



Energy Efficiency Graph



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