

UTILITY

Can be used as second cooking facility, with four ring gas hob, plus double glazed window and panelled door offering garden access.

INNER HALLWAY

Access to storage cupboard plus dry store/pantry, utility and family room.

WC

Modern fittings of low level WC, wash hand basin, window with front aspect, œiling light point.

GARAGE

Up and over door, window with side aspect, ample storage space.

FIRST FLOOR LANDING

Carpeted, radiator, loft access, ceiling light point, storage housing boilerand doors to:

MASTER BEDROOM

Through aspect with double glazed windows including front facing bay, carpeted, radiator, power points, TV point. ceiling coving and light point. Access to bathroom

BATHROOM

"Jack and Jill" bathroom, with P shaped bath with shower above and showers creen, wash hand basin within vanity unit, ceiling down lighters, double glazed window with rear aspect. **BEDROOM TWO**

Front facing double glazed windows, carpeted ceiling light point, radiator, power points, wash hand basin.

BEDROOM THREE

Carpeted, side facing double glazed window, ceiling light point, radiator, access to:

STUDY

A unique feature, currently used as a study with front facing double gazed window, carpeted, power points and access to eaves storage, could easily become walkin wardrobe. **BEDROOM FOUR**

Rear facing double glazed window, carpeted, access to eaves storage, ceiling light point with four spot plate, wash basin within vanity unit, power points, radiator.

GARDEN

An established and spacious garden, predominantly laid to lawn, with wide decked area-ideal for entertaining and BBQ area, mature flower beds and tiered pathway, hedgerow and shrubbery to borders and access to outside store to the side of property.





- Four double bedrooms
- Large garden to rear
- Private gated driveway
- Garage



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whist every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

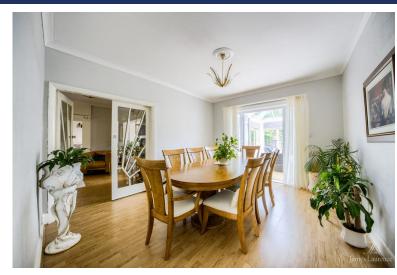
Harborne Road

Edgbaston, B15 3JN

Asking Price Of £950,000

349, Harborne Road, Edgbaston, B15 3JN











Property Description

PROPERTY

A rare opportunity to purchase a spacious four bedroom detached family home within a very desirable Edgbaston location.

The property benefits from over 2500 square feet with ground floor a ccommodation including entrance hallway, three reception rooms of convenient family room, dining room and a through living room with sitting a rea (currently configured as a home bar). A welcoming yet spacious conservatory is complimented by fitted kitchen, which leads to second cooking a rea-come utility, pantry and storage plus the all important WC and internal a ccess to a garage.

The first floor boasts four double bedrooms and a "Jack and Jill" bathroom leading from landing and master bedroom, whist bedroom three hosts a multi functional home study with potential for walk in wardrobe. Further features include double glazing and gas central heating.

This chaming family home has the luxury of two gated entrances providing a spacious and private front drive, whilsta large garden to the rear is a must have in current times. AREA

The property is situated in a prominent location where Harborne road meets Kings cote Road, making it a prime Edgbas ton





postcode with Harborne amenities very near by.

The property is dose to Queen Elizabeth hospital and Birmingham University-with the train station adjacent, within easy reach of boutique shops and independent eateries of Harborne High Street, plus local amenities of nearby Chad Square shops, all whilst very accessible to A38 and A456 links to M6 motorway and Birmingham International Airport.

SCHOOLS

Excellent primary secondary and preps chools are very dose by such as the popular Chad Vale Primary school, and Blue Coat School being a stones throw away. but also near to Edgbaston High School for Girls, Harborne Academy, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House.

LEISURE

Leisure facilities are provided with The Edgbaston Priory dub closeby-host to prestigious tennis events, and Golf dub nearby with Edgbaston cricket ground a short commute-the home of international cricket toumaments. The prestigious Grand Central, exclusive Mailbox and Bullring offer shopping boutiques in the city nearby

APPROACH

Double gated entrance with brock paved drive way, access to garage and front door access to:

PORCH

Double opening doors to porch with door into: ENTRANCE HALLWAY

A welcoming entrance hall way with carpeted stairs to first floor, radiator, and light points, access to dining room, living room, kitchen, WC and garage.

LIVING ROOM

Inglenook fire place, double glazed bay window to front, further double glazed windows, two ceiling light points and ceiling coving, power points, TV point, wooden flooring, double doors to dining room, radiator.

SITTING/BAR AREA

Multi functional sitting area, currently with bar in situ, double glazed window with garden aspect.

DINING ROOM

Wooden flooring, radia tor, power points, ceiling coving and rose with light point, double glazed panelled doors leading to conservatory.

CONSERVATORY

Bi-folding doors lead to decked a rea, double glazed windows, pitched ceiling, two ceiling light points, door to family room, power points.

KITCHEN

A rage of wall and base mounted units, integrated appliances of five ring gas hob with extractor hood above, washing machine, dishwasher, microwave and oven, power points, ceiling light point with four spot tracker, double glazed window, tiling to splash back areas, sink with mixer tap and draining area, door to inner hallway.

FAMILY ROOM

Rear facing double glazed bay window, carpeted, ceiling light point for four spot plate, power points