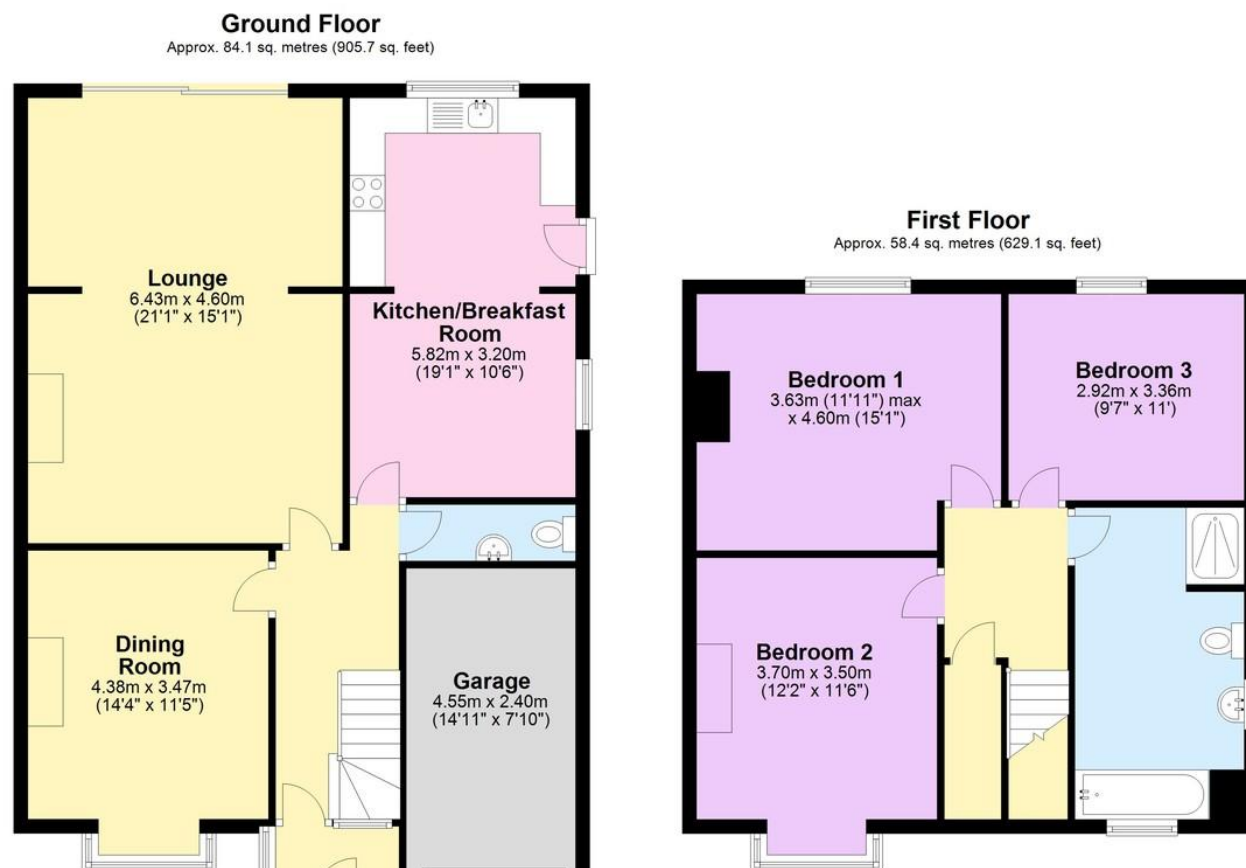




Floor Layout



Total approx. floor area 1,534 sq ft (143 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Ellesboro Road

Harborne

B17 8PU

Asking Price Of £560,000

- Three Bedroom Semi-Detached
- Significant Renovation Required
- Garage & Front Driveway
- 1534 Sq. Ft.



Ellesboro Road,  
Harborne, Birmingham, B17 8PU  
Asking Price Of £560,000

### Property Description

*BLOCK VIEWING 8TH APRIL 2023 Viewings strictly with an appointment booked with a James Laurence representative.  
Call to book: 0121 456 5454. Option 1.*

*DESCRIPTION A rare opportunity to purchase this traditional three bedroom semi detached house offers huge potential.*

*The property boasts accommodation of porch and entrance hallway, two reception rooms, kitchen, bathroom, garage, access to loft room, and front driveway with the luxury of spacious rear garden.*

*Buyers are advised that large scale renovation would enhance the property significantly, lending itself to extension works (subject to necessary planning approval) in keeping with the eclectic range of large properties on such a sought after road.*

*LOCATION Ellesboro Road is a premier avenue within Harborne, located just off Gillhurst Road and Knightlow Road, in a popular neighbourhood on the cusp of both Edgbaston and close to Harborne High Street shops, boutiques and amenities. Excellent road and transport links are within a few minutes walk to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute.*

*Primary and secondary and prep schools are very close such as Lordswood Girls and Boys school, King Edward Foundation Schools, along with Hallfield Preparatory Schools, West House, Blue Coat School and St George's School beyond.*

*Leisure facilities are provided with Harborne's parks and swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping*



*boutiques, with Theatres and convention facilities such as the ICC and symphony Hall, facilities to be proud off.*



### To book a viewing of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

