



Floor Layout



Total approx. floor area 2,505 sq ft (233 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.



Harborne Road

Edgbaston

B15 3JN

Asking Price Of £1,150,000

- Four-Bedroom Family Home
- Landscaped Rear Garden
- 2505 Sq. Ft.
- Freehold



Harborne Road,  
Edgbaston, Birmingham, B15 3JN  
Asking Price Of £1,150,000

## Property Description

*DESCRIPTION* 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 accommodation including entrance hallway, three reception rooms of convenient family room, dining room and a through living room with sitting area (currently configured as a home bar). A welcoming yet spacious conservatory is complimented by fitted kitchen, which leads to second cooking area-come utility, pantry and storage plus the all important WC and internal access to a garage.

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

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

*LOCATION* The property is situated in a prominent location where Harborne road meets Kingscote Road, making it a prime Edgbaston postcode with Harborne amenities very near by.

The property is close 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 prep schools are very close 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 club close-by-host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground a short commute-the home of international cricket tournaments. The prestigious Grand Central, exclusive Mailbox and Bullring offer shopping boutiques in the city nearby.

*APPROACH* Double gated entrance with brock paved driveway, access to garage and front door access to:

*PORCH* Double opening doors to porch with door into:

*ENTRANCE HALLWAY* A welcoming entrance hallway with carpeted stairs to first floor, radiator, and light points, access to dining room, living room, kitchen, WC and garage.

*LIVING ROOM* Inglenook fireplace, 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, radiator, power points, ceiling coving and rose with light point, double glazed panelled doors leading to conservatory.

*CONSERVATORY* Bi-folding doors lead to decked area, 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,

*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, ceiling light point.

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



To book a viewing  
of this property:

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