



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 purpos es only and should be used as such by any prospective purch aser. 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.

James Laurence

Agents Note: Whilst every care has been taken to prepare theæ sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care as 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 £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, 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 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

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

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 closeby-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

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

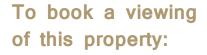
WC Modern fittings of low level WC, wash hand basin, window with front aspect, ceiling

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









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