



**52 GILLHURST ROAD**

HARBORNE, BIRMINGHAM, B17 8PB

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS

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£925,000

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A beautifully appointed and most spacious 5/6 bedroom detached family home, tastefully modernised, and refurbished by the current owners, and now extending to some 2,272 sq. ft. (211sq. m.), whilst benefitting from an extremely desirable residential location within Harborne.

## Location

The house is located on Gillhurst Road in most convenient residential location and is extremely well placed for access to local amenities within both Harborne and Edgbaston. Central Birmingham lies only some 3 miles to the east, whilst access to the Midlands motorway network can be easily found via junction 3 of the M5 which is less than 4 miles away, or via junction 6 of the M6 which is approximately 6 miles distant. Harborne High Street is located only about 1 mile away, and offers a range of shops with a Marks and Spencer Food Hall, Waitrose as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

## Description

52 Gillhurst Road is an excellent detached family home which offers beautifully appointed and well laid out living space, set over 2 levels, and extending in all to some 2,272 sq. ft. (211 sq. m.). The property has been much improved and tastefully modernised by the current owners over the last 10 years or so, and now provides a wonderful family residence finished to a high level of specification throughout.

Features of note include two excellent formal reception rooms, a rear extension providing a light filled family /tv room, with connecting doors to both the kitchen and dining





rooms thereby making for an area ideally suited for entertaining purposes. A fine fitted breakfast kitchen has quartz worktops and a range of quality appliances, and there is underfloor heating to the ground floor tiled areas, as well as to the first floor family bathroom and master en suite shower room. In addition, the house has double glazing, gas fired central heating, and the former garage has been superbly converted into additional living space, with flexibility of its use either as a home office/gym or a further ground floor bedroom 6 served by its own en suite wet room.

### The Accommodation On the Ground Floor

A front door opens into the **entrance vestibule**, with a tiled floor and glazed door continuing into the central **reception hall**. The hall has a quality engineered wood floor, useful wall mounted shoe storage and fitted cloaks cupboard, in addition to a good size downstairs **cloakroom**.

Further doors radiate off the hall to the two excellent reception rooms and breakfast kitchen. The principal **living room** has an aspect to the front via a double glazed bay window, and a central feature marble fireplace with coal effect gas fire set within. There is a separate **dining room** with engineered wood floor and feature fireplace with a limestone surround and gas fire set within, and which also has connecting glazed double doors through to the family/television room to the rear.

A **family/television room** has a tiled floor (with underfloor heating), double glazed French doors opening out onto the rear terrace and gardens and connects through to the breakfast kitchen/dining room.

The superb 'L' shaped **breakfast kitchen**, has a designated breakfast area, and a tiled floor (with underfloor heating). The main kitchen area is fitted with a range of base and wall mounted units, quartz worktops, single bowl sink unit with integrated drainer and mixer tap. There are a range





of built in appliances, to include a Neff 5 ring gas hob with extractor fan over and pan drawers beneath, oven/grill, Bosch dishwasher, and space for an American style fridge freezer.

A **laundry room** off the kitchen has plumbing and space for a washing machine and dryer. A great deal of flexibility is provided by the ground floor **home office/gym/potential bedroom 6**, which also has its own en suite wet room to be ideally suited for use as a separate guest suite or for elderly relatives.

### On the First Floor

From the reception hall a staircase leads up to the first floor landing, with access hatch to the boarded loft space, and doors leading off to the principal bedroom accommodation. The excellent master **bedroom** is served by a luxury **en suite shower room**. There are a further **4 bedrooms** on this floor, as well as a quality main **family bathroom** being fully tiled, with a panelled bath, separate corner glazed shower cubicle with rainfall shower head, WC, and wash hand basin in a vanity unit.

### Outside

The front drive provides ample off road parking for several cars and has an electric car charging point. Useful secure side access. The well maintained gardens are situated mainly to the rear of the property, with a large, paved seating terrace and level lawn beyond, fenced to three sides.

### General Information

**Tenure:** The property is understood to be freehold. **The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.**

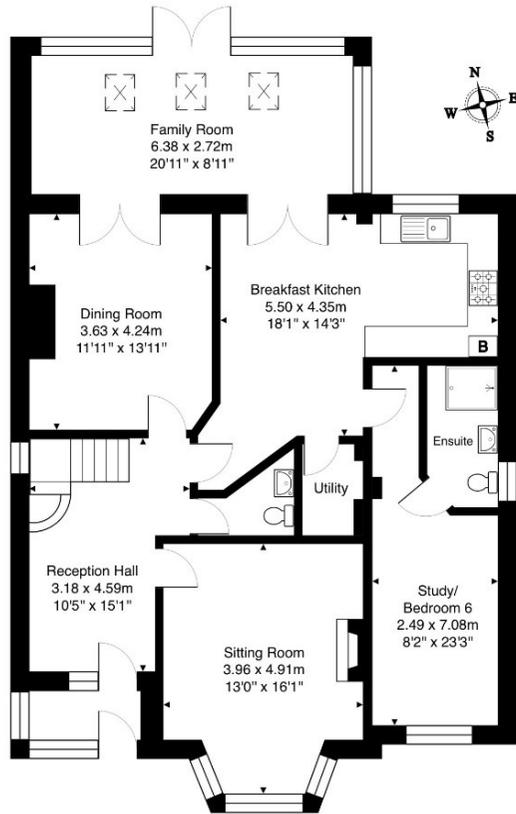
**Council Tax:** Band G

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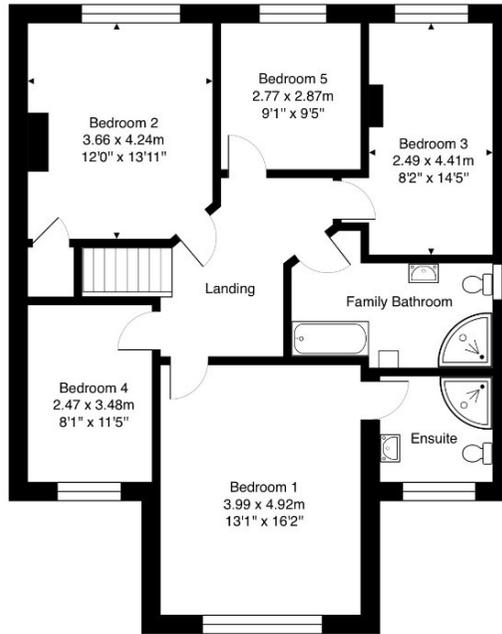




**Ground Floor**  
Area: approx 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup>



**First Floor**  
Area: approx 93.6 m<sup>2</sup> ... 1008 ft<sup>2</sup>



52 Gillhurst Road, Harborne, Birmingham.

Total Area: approx 211.1 m<sup>2</sup> ... 2272 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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