



63 GREENFIELD ROAD

HARBORNE, BIRMINGHAM B17 0EP

Robert  Powell
RESIDENTIAL SALES & LETTINGS



63 GREENFIELD ROAD £550,000

HARBORNE

An attractive and beautifully presented three bedroomed period townhouse brimming with character and charm.

Situation

The property is conveniently placed less than 100m of Harborne High Street with its many amenities including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars and pubs. There is an easy and frequent bus service to and from Birmingham City Centre which lies approximately three miles distant and The Queen Elizabeth Hospital is within a mile.

Description

63 Greenfield Road is a late Victorian terraced house offering immaculately presented accommodation extending to some 1,250 sq ft (plus a dry-lined cellar). The property benefits from timber framed double glazing as well as a recently replaced gas central heating boiler. Large windows allow natural light to flood into the house, whilst elegant decor using subtle tones creates a warm and calming environment to live in.

The house is entered via a solid wood front door with glazed gothic arch above and leading into the welcoming front reception room. There is a wide bay window with fitted shutters and built-in storage, gas stove with log effect, wooden flooring and feature wood panelling to one wall. A door to leads to the stairs, and another door leads through to the rear reception room.

The rear reception room is presently a second sitting room which has glazed double doors with bespoke shutters opening to the garden, wooden flooring, feature cast iron fireplace with painted wooden surround, door to the stairs, door leading into the kitchen.

The extended breakfast kitchen is wonderfully light with three windows to the west elevation, two

rooflights, and bifold doors to the south elevation. There is a range of attractively painted base and wall mounted units with white Quartz work-surfaces, Belling range cooker with 5 ring gas hob, one and a half bowl ceramic sink, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

On the first floor are two double bedrooms, one to the front and one to the rear, both with bespoke shutters for the sash windows. These bedrooms are served by a good-sized house bathroom with window to the rear, freestanding roll-top bath, separate shower enclosure with overhead rain shower, WC, and wash basin.

On the second floor, a comprehensive loft conversion has created a fabulous principal bedroom suite including a large double bedroom with fine views to the rear via a large dormer window, and a spacious en suite with window to the rear, fully tiled walls and floor, shower enclosure with mixer shower, WC, wash basin with vanity unit.

Outside

To the front of the house is a brick paved driveway which can accommodate two cars. To the rear is an attractively landscaped garden which includes a paved patio seating area, lawn with pathway to one side and planted borders as well as raised beds. To the far end of the garden is a decked area with pergola and further raised beds. There is a gated shared side passageway for front to back access.

General Information

Tenure: The property is understood to be freehold.

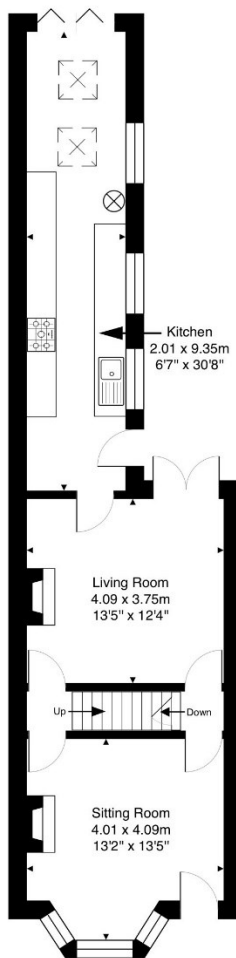
Council Tax: Band D.

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To view this property call Robert Powell on **0121 454 6930**

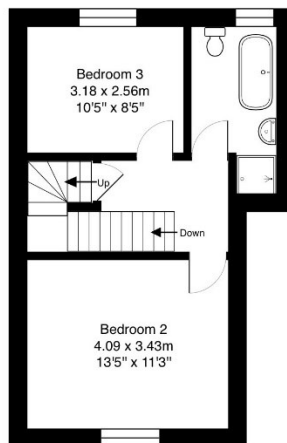
Ground Floor
Area: approx 51.9 m² ... 559 ft²



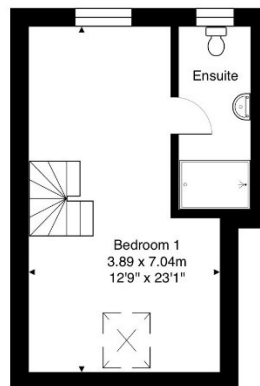
63 Greenfield Road, Harborne, Birmingham.

Total Area: approx 116.5 m² ... 1254 ft²

First Floor
Area: approx 35.0 m² ... 377 ft²



Second Floor
Area: approx 29.4 m² ... 317 ft²



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		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		

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