



Earls Court Road

Harborne, B17 9AH

Offers In Excess Of £325,000



- Period Terraced Property
- Sought After Residential Location in Harborne
- Queens Park and Various Local Amenities Nearby
- Excellent Links to Queen Elizabeth Medical Complex and Birmingham University
- Two Double Bedrooms
- Extended Kitchen/Utility Room to the Rear
- Beautifully Maintained Rear Garden with High Spec Garden Office
- EPC - D

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An immaculately presented two bedroom traditional terraced property situated in this sought after area on the cusp of Harborne Village. The property provides spacious accommodation throughout including an extended kitchen utility room to the rear of the property and a beautiful rear garden which includes a top specification Garden Office. The perfect property for first time buyers, working professionals or investment.

The property provides gas central heating and is double glazed throughout. Set back from the road with a decorative slate front courtyard and a blue brick pathway leading to the property entrance. Internally the property comprises a UPVC entrance porch with a hardwood door leading into the front reception room which provides a wonderful bright bay window with feature fireplace and built-in cupboard space. The front reception room leads directly through to the rear reception which includes the staircase to the first floor with storage cupboard underneath and another feature fireplace with electric log burner effect inset. The fully fitted kitchen occupies the rear of the property and comprises base level units with complimentary work surfaces, there is an integrated oven with gas hob and extractor above, integrated dishwasher, space for fridge freezer and an opening directly through to the separate utility area which offers a feature picture window overlooking the rear garden, with further units and additional work surfaces, with space and plumbing for a washing machine and tumble dryer and access out to the rear garden.

The upstairs accommodation provides two spacious double bedrooms, one with built-in storage and they are perfectly complimented by a high specification bathroom suite which comprises low level WC, wash hand basin, a free standing roll top bath with a separate shower cubicle with rainfall shower and houses the central heating boiler.

To the outside is a beautifully maintained rear garden with a continuation of the blue brick patio area around the side and rear of the property. This leads to a large lawn area with pathway to the bottom of the garden and a rear gated access. There is a separate patio and decking area which includes a fully insulated garden room complete with power, ideal for use as a separate study, home gym or for garden entertainment purposes.

The property is situated in close proximity to Queen's Park and is absolutely ideal for first time buyers, professionals and young families seeking all that Harborne has to offer. The local area additionally benefits from a variety of local shops and great public transport links on its doorstep, providing convenient access to both Birmingham City Centre and the M5/M6 motorway network. This location is also excellent for its convenience to the Queen Elizabeth Medical Complex and the University of Birmingham, whilst Harborne fitness centre and Harborne High Street are less than a mile away.

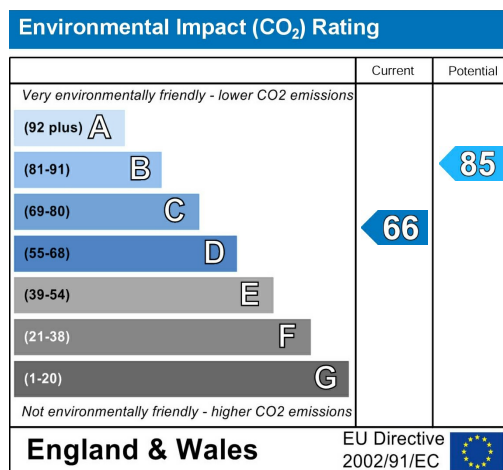
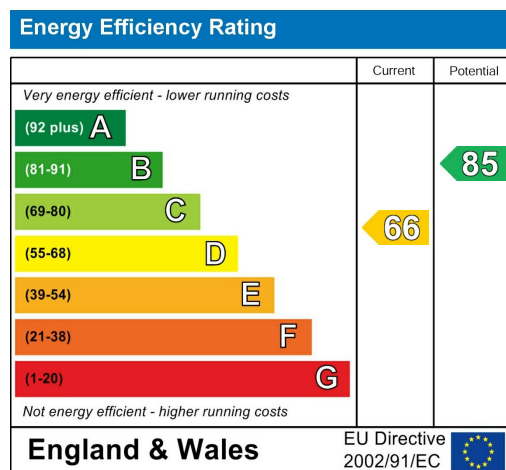
Floorplan







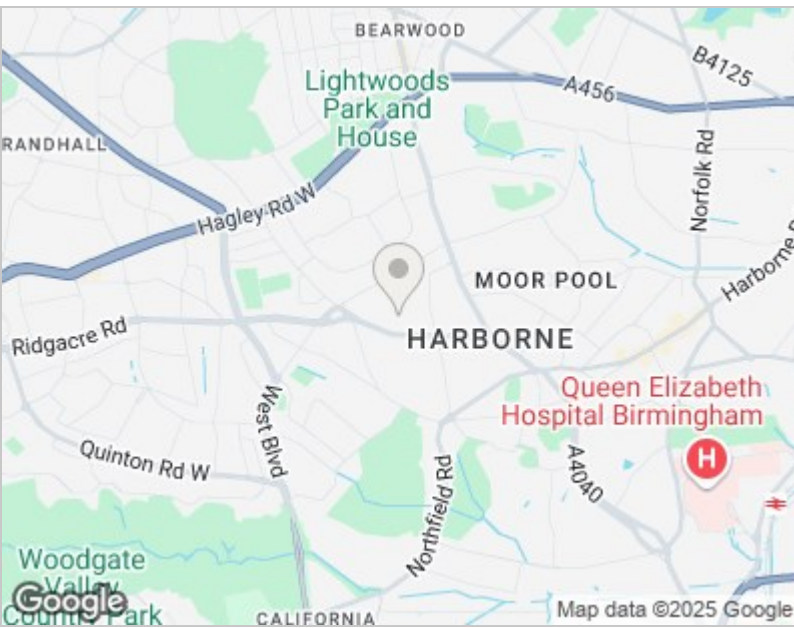
Energy Efficiency Graph



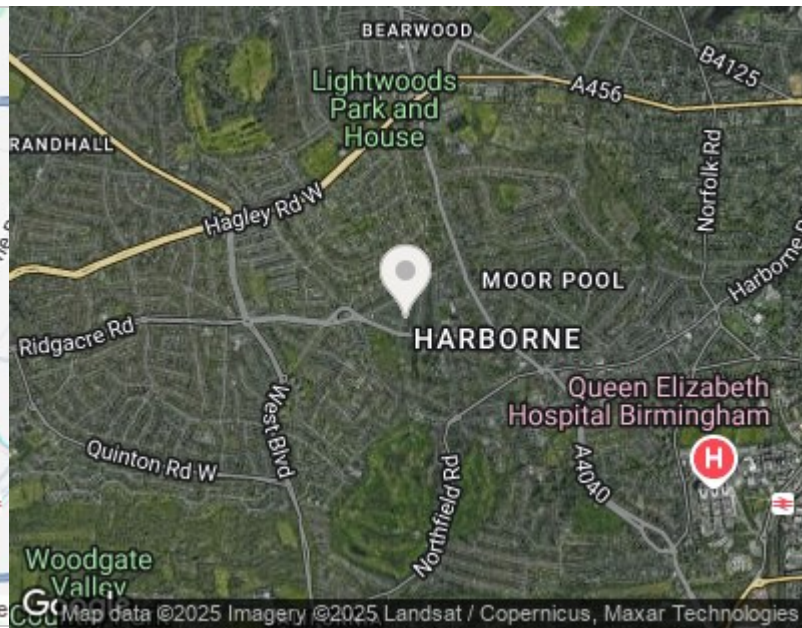
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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