



268 Harborne Park Road, Birmingham, B17 0BL

**£899,950**

Hadleigh Estate Agents are delighted to offer this substantial semi detached property for sale. The property has been refurbished and extended throughout offering excellent living accommodation. Boasting seven bedrooms and four bathrooms, this fantastic home has been extended to the rear, double storey extension to the side elevation and further benefitting from a spacious loft conversion.

The property comprises of entrance porch and spacious entrance hallway. To the front of the property is a dining room and to the rear a further lounge boasting bi-fold doors. A fantastic sized kitchen diner, with snug area, leading through to a beneficial utility room and downstairs shower room.

The first floor offers a spacious landing leading through to six double bedrooms and two modern shower rooms. A spiral staircase leads up to the second floor boasting a spacious master bedroom and bathroom, complete with freestanding bath. To the rear is a private garden, with sun terrace, and currently incorporating a welcome hot tub. Further adding to this fantastic property is a rear purpose built garden house.



## Location



Harborne Park Road is conveniently located for easy access into Harborne High Street, offering an array of bars, award winning restaurants and local supermarkets. A short walk to Queen Elizabeth Hospital and most notably a short walk away from University of Birmingham. Local leisure facilities include Harborne Golf Club, the world renowned Edgbaston Priory and Tennis Club, along with Harborne Leisure Centre. The property is also nearby to Selly Oak retail park offering an abundance of shopping facilities and eateries.

## Entrance Porch/ Hallway



Beneficial entrance porch with built in cupboards, secure entry front door and ceiling light point. Spacious hallway with partially glazed door and internal obscure glazed windows, understairs storage, cornices, ceiling light point and central heating radiator.

## Dining Room



Spacious dining room with bay window to front elevation, enclosing bespoke fitted shutters. Feature fireplace, coving, ceiling light point and central heating radiator.

## Lounge



Fantastic sized lounge benefitting from feature fireplace and bi-fold doors. Coving, ceiling light point and central heating radiator.

## Kitchen Diner



Modern fitted kitchen diner, benefitting from being heavily extended to the rear. Allowing for a large breakfast island, with built in cupboards. Ample storage along with integrated appliances and ample

worktop space. Boasting a convenient sky light and double glazed windows to the rear elevation, central heating radiator and ceiling spotlights.

### Snug



Benefitting from being open plan style living with the kitchen diner, the snug further adds to the sociable family life. With double glazed window to side elevation, ceiling spotlights and central heating radiator.

### Utility Room



Housing boiler, worktops and sink unit. Plumbing for appliances and rear garden access. Double glazed window to rear elevation and ceiling spotlights.

### Shower Room



Low level flush WC, hand wash basin, towel radiator and shower cubicle. Further offering double glazed window to side elevation and built in cupboards.

### Landing

Spacious landing with central heating radiator and ceiling light points. Giving access to six bedrooms and two shower rooms.

### Bedroom Two



Large double bedroom with built in wardrobes, window to rear elevation, ceiling light point and central heating radiator.



### Bedroom Three



Spacious double bedroom with built in sliding wardrobe. Bay window to front elevation, central heating radiator and ceiling light point.

### Shower Room



Modern fitted shower room with walk in mains shower, floating sink and low level flush WC. Tiled flooring and partially tiled walls, towel radiator and ceiling spotlights.

### Bedroom Four



Double bedroom offering double glazed window to rear elevation, ceiling light point and central heating radiator.

### Bedroom Five



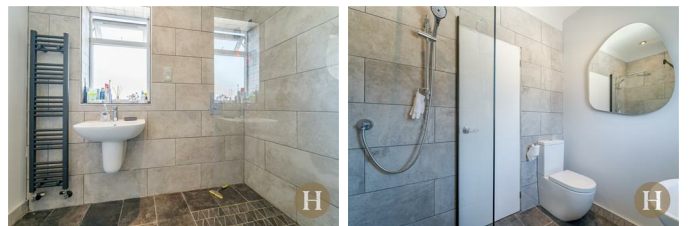
Double bedroom with dual aspect windows, central heating radiator, ceiling light point and built in wardrobe.

### Bedroom Six



An additional bedroom with rear elevation window, fitted wardrobe, central heating radiator and ceiling light point.

### Shower Room



Low level flush WC, floating hand wash basin, walk in mains shower cubicle. Obscure glazed window to side elevation, towel radiator and ceiling spotlights.

### Landing

Spiral staircase leading to the master bedroom and bathroom, with skylight and internal storage cupboards.

## Master Bedroom



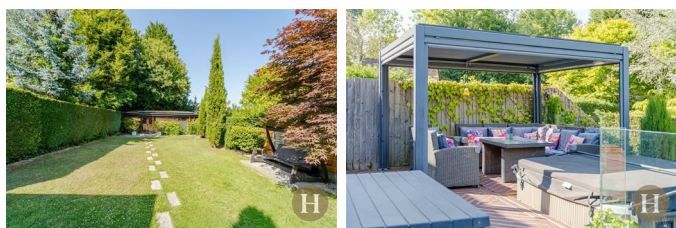
Substantial master bedroom, benefitting from dormer. Sky light to front elevation and additional windows to rear elevation. Ample storage within the eaves, central heating radiator, ceiling spotlights and further benefitting from air conditioning unit.

## Bathroom



Modern bathroom suite, with low level flush WC and vanity unit. Freestanding bath and additional walk in shower. Additional storage within the eaves, ceiling spotlight and sky light.

## Garden



Landscaped garden with tiered sun terrace, glass paned balustrades, pergola and hot tub. The garden is predominantly laid to lawn with a mix of hedge and fenced boundaries. To the rear of the garden is a purpose built garden house, offering electrics, lighting and two rooms.

## Additional Information

We have been advised the following information,

however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

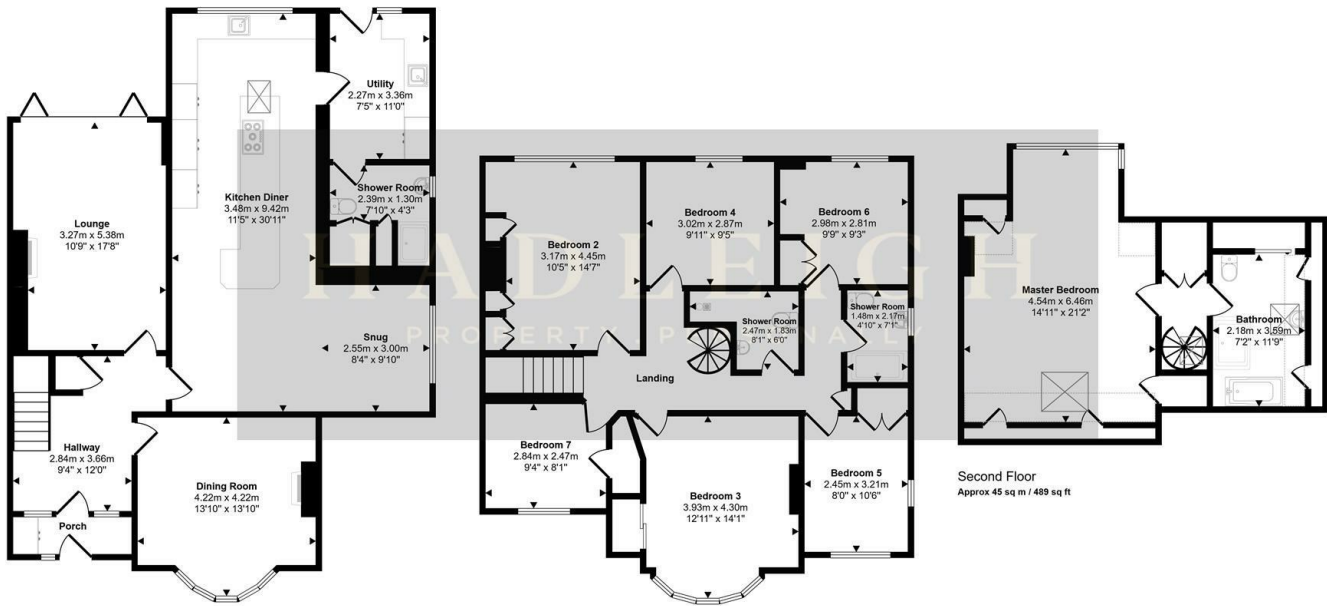
EPC - C

Council Tax Band - F



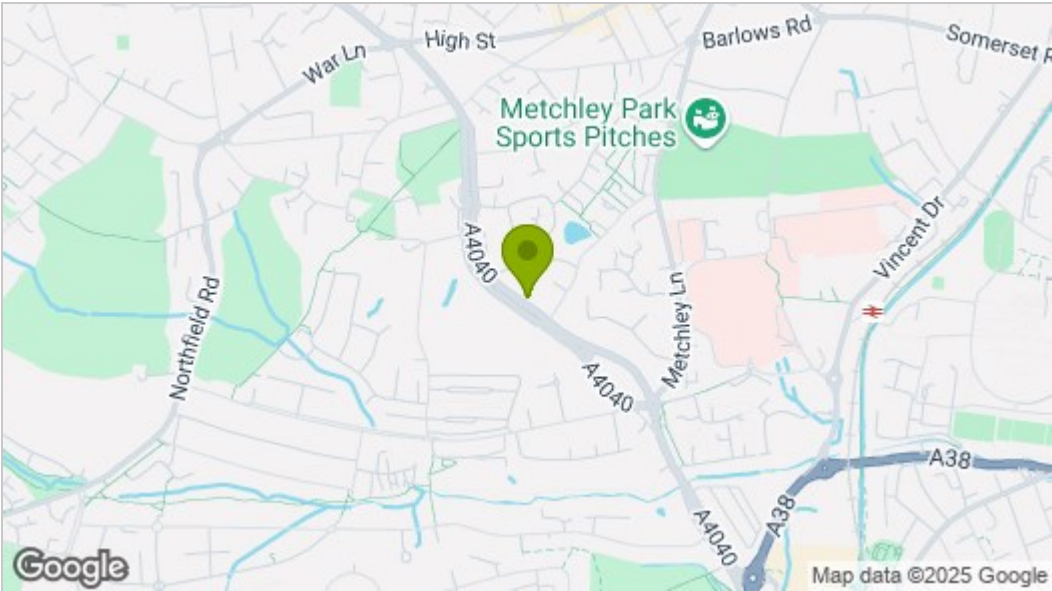
Floor Plan

Approx Gross Internal Area  
246 sq m / 2652 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

