



343 Harborne Road, Birmingham, B15 3JN

**Asking Price £1,035,000**

Hadleigh Estate Agents are delighted to offer this substantial and modernised four bedroom detached home for sale. Located on the ever popular Harborne Road the property is within walking distance to Harborne High Street, offering an array of award winning restaurants, bars and shops. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Local schools are a short walk away, including Blue Coat.

Throughout the property has been modernised to a high standard, with high end appliances to state of the art lighting. In brief the property comprises, driveway parking for a number of vehicles, welcoming entrance hallway and front lounge. An exceptional open plan kitchen diner and lounge area are further benefitted by home office, utility room and boot rooms. Luxurious bi-fold doors open out to the garden and patio area. The first floor boasts four double bedrooms, the master bedroom benefits from Juliet balcony and ensuite. Along with a spacious landing, additional ensuite and family bathroom.



### Entrance Hall



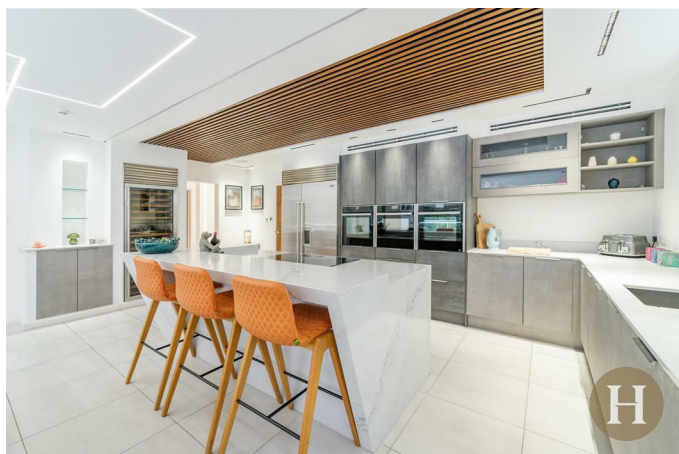
Floating staircase to first floor accommodation with down lighting, glass balustrade, LED lighting and tiled flooring. Underfloor heating, handmade front door and double glazed window to front elevation.

### Reception Room



Spacious lounge benefitting from dual aspect double glazed bay windows, feature media wall. Bespoke tray ceiling with recessed track lighting, underfloor heating and carpet.

### Kitchen Diner



Modern open plan kitchen diner, boasting a bespoke quartz island, complete with undercounter storage and breakfast bar. Feature LED lighting set within

the designer ceiling, including sound system. Built in high end appliances, including wine fridge, fridge freezer and oven. Tiled flooring offering underfloor heating, integrated dishwasher and inset sink with boiling water tap.

### Lounge



Feature skylight, recessed downlights and LED lighting. Double glazed windows to the side elevation, tiled underfloor heating, built in sound system and bespoke open corner bi-fold doors.

### Office



Aluminium bi-fold doors leading to the patio and window to the side elevation. Walnut feature wall with living effect wall feature, underfloor heating and Cat Five network. Two floor to ceiling intelligent windows offering two options of frosted or clear.



### Guest WC



Low level flush WC, hand wash basin, ceiling spotlights and underfloor heating.

### Utility Room



Plumbing for appliances, wall and ceiling LED lighting, a range of base and wall units. Towel radiator, sink and drainer unit along with tiled flooring.

### Storage Room



UPVC door and window to the side elevation, tiled underfloor heating and ceiling spotlights.

### Landing



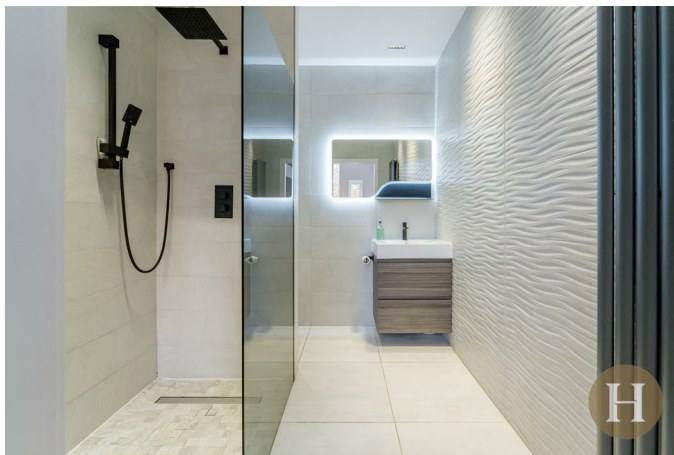
Spacious and open landing, with glass balustrade, double glazed window to the front elevation. Wall and ceiling LED lighting and central heating radiator.

### Master Bedroom



An extensive master suite, boasting three windows to the rear elevation, bi-fold Juliet balcony doors and tall ceiling. Fitted wardrobes, floating bedside tables, wall and ceiling LED lighting and feature ceiling light point.

### Master En-suite



Modern bathroom with walk in mains shower and additional attachment, low level flush WC, vanity unit and LED backlit mirror. Tiled walls and flooring,

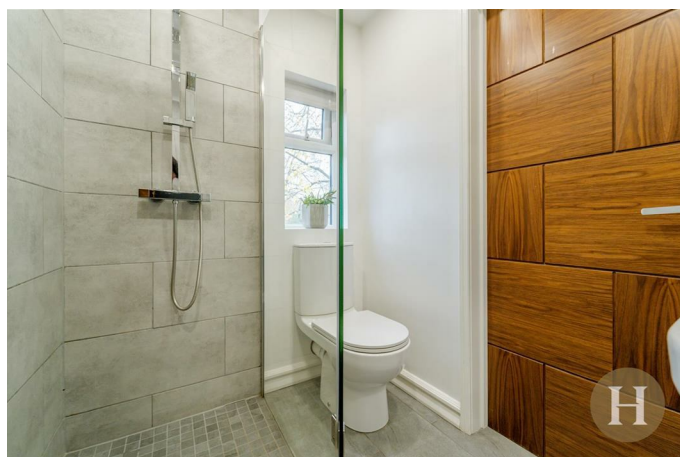
along with recessed LED lighting, central heating radiator, further benefitting from floor to ceiling glazed window.

### Bedroom Two



Double bedroom boasting access to ensuite, double glazed window to front elevation and carpeted flooring. Feature bedroom wall, ceiling spotlights and central heating radiator.

### En-suite



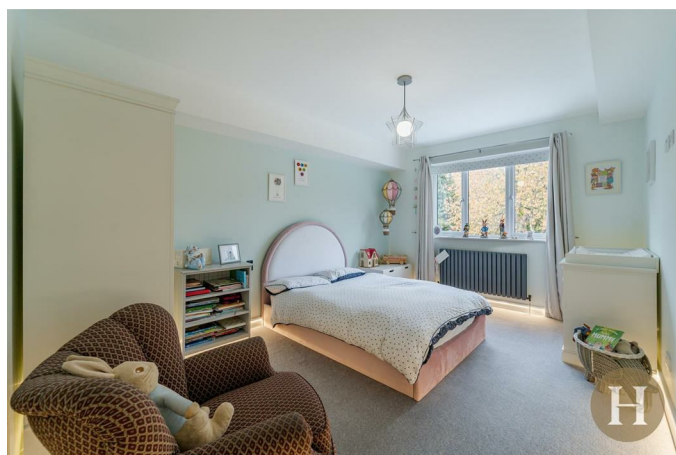
Fully tiled ensuite shower room with window to side elevation. Walk in mains shower with additional attachment, low level flush WC, hand wash basin and radiator.

### Bedroom Three



Spacious double bedroom boasting fitted wardrobe, double glazed window to front elevation, carpeted flooring and central heating radiator. Recessed downlights and ceiling light points.

### Bedroom Four



Spacious double bedroom with window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

### Bathroom



Family bathroom offering shower over bath, low level flush WC and hand wash basin. Window to the side elevation, LED ceiling lighting, central heating radiator, tiled flooring and partially tiled wall.

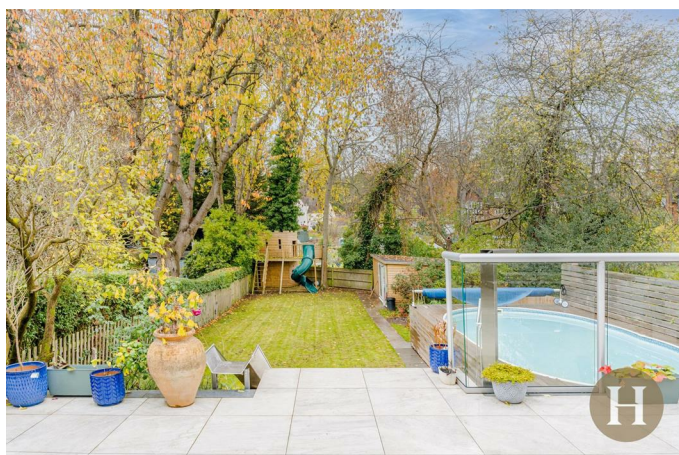


## Garden Room



A fantastic multi purpose garden room, benefitting from LED lighting and power sockets. Bi-fold doors open to the garden, further allowing the room to be used as storage, study or home gym.

## Garden



Extensive garden, laid to lawn and boasting significant patio area. Wrap around tiled patio, steps down to additional seating area and above ground pool. To the rear of the garden is an extensive garden room and storage area.

## Additional Information

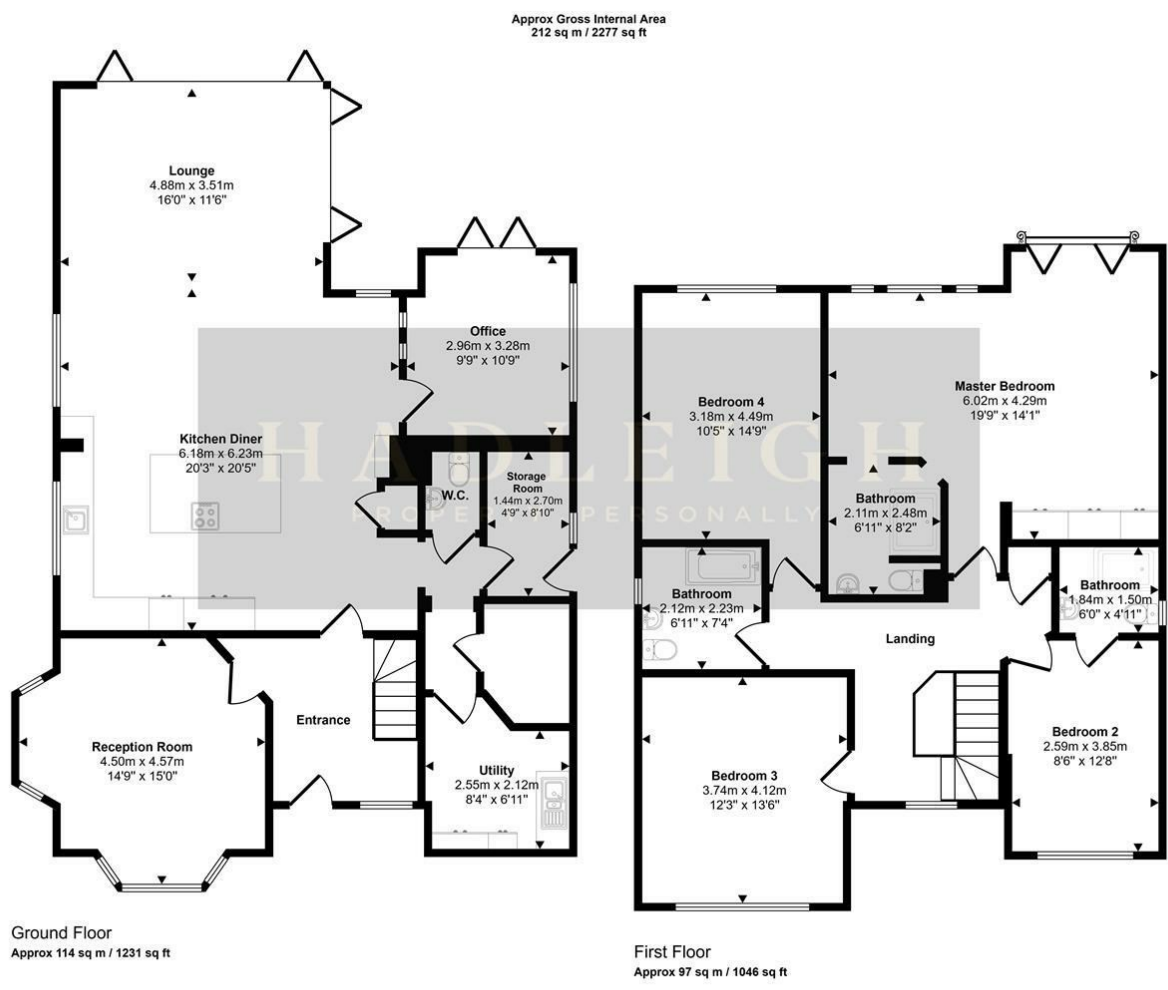
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - C

Council Tax Band - F

Floor Plan



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

