



## 102 Greenfield Road, Harborne

£795,000 Freehold

Hadleigh Estate Agents are delighted to offer this significant and refurbished property for sale. Located on the ever popular Greenfield Road, the property has undergone considerable improvement works throughout, creating a bespoke and turn-key home.

Boasting four floors and offering three storey living accommodation, the property has had both stone sills and original features restored, including repointed brickwork to the front, rear and side elevations.





### Entrance Hallway

With beneficial entrance porch, comprising tiled flooring, solid timber front door with Ultion security lock and glazing above, ceiling light point and internal partially glazed door. The hallway gives access to all ground floor accommodation, boasting solid Oak flooring, newly fitted central heating radiator, ceiling light points and cornice. A cleverly concealed cellar is accessed from the hallway via a hidden trapdoor, providing additional and useful storage.

### Lounge

The spacious and modern lounge remains open with the dining room, allowing the house to flow naturally throughout. Bi-fold doors lead to the garden, solid Oak flooring continues, newly fitted central heating radiator, ceiling light point and rose. Partially glazed door into the hallway, maintaining the aspect of light.

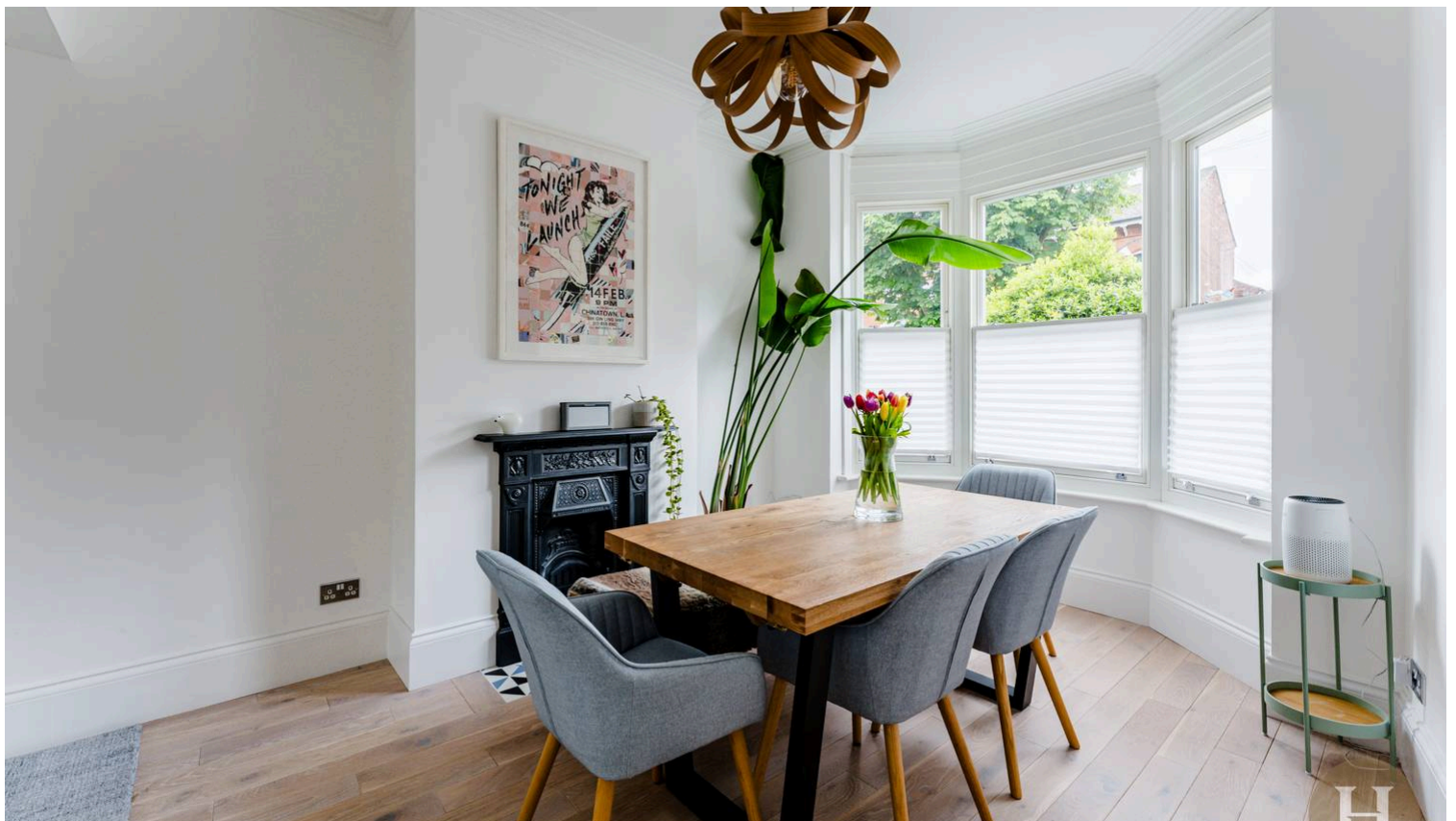


### Guest WC

Convenient guest WC comprising low level flush WC, floating hand wash basin and radiator. Ceiling light point and opaque glazed sash window to the side elevation.

### Dining Room

The dining room benefits from new sash windows to the front elevation, completed by the ever popular Harborne Sash Window company, solid Oak flooring, period cast iron feature fireplace and newly fitted radiator. Ceiling light point and rose, ceiling cornice.





### **Kitchen Diner**

Boasting a rear extension to the kitchen, allowing for further dining or snug area. The kitchen has been rewired and insulated throughout, complete with bi-fold doors to the rear garden and bi-fold window to the side elevation, along with sash window. The kitchen offers a range of purpose built base and wall units, allowing space for fridge freezer and comprising fitted Neff appliances. Amtico flooring runs throughout the kitchen area, with the base units complimented by undercounter lighting.

### **Cellar**

Beneficial cellar offering ample storage space, housing new gas meter and new gas piping. Newly fitted electrical board and lighting.

### **Bedroom One**

Extensive master bedroom, boasting three sash windows to the front elevation completed by Harborne Sash Window Company. Wool carpet, new underlay and reinstated period cast iron fireplace. Newly fitted central heating radiator, ceiling light point and beneficial dressing area.

### **Bedroom Two**

Spacious double bedroom complete with reinstated period cast iron fireplace, newly fitted wool carpet and underlay. Sash window to the rear elevation, central heating radiator and ceiling light point.





### **Bathroom/ Utility**

The house bathroom conveniently offers plumbing for utilities, and houses the Worcester boiler. With carpeted steps down to tiled flooring, the bathroom has an extensive tiled fitted bath and shower over. Opaque glazed sash windows to the rear and side elevation, double sinks and concealed low level flush WC. Newly fitted column radiator and ceiling spotlights.

### **Second Floor Landing**

The top floor landing has two skylights allowing light in and further giving access to storage, with the loft being boarded and insulated. Wool carpets, new underlay and ceiling light point.

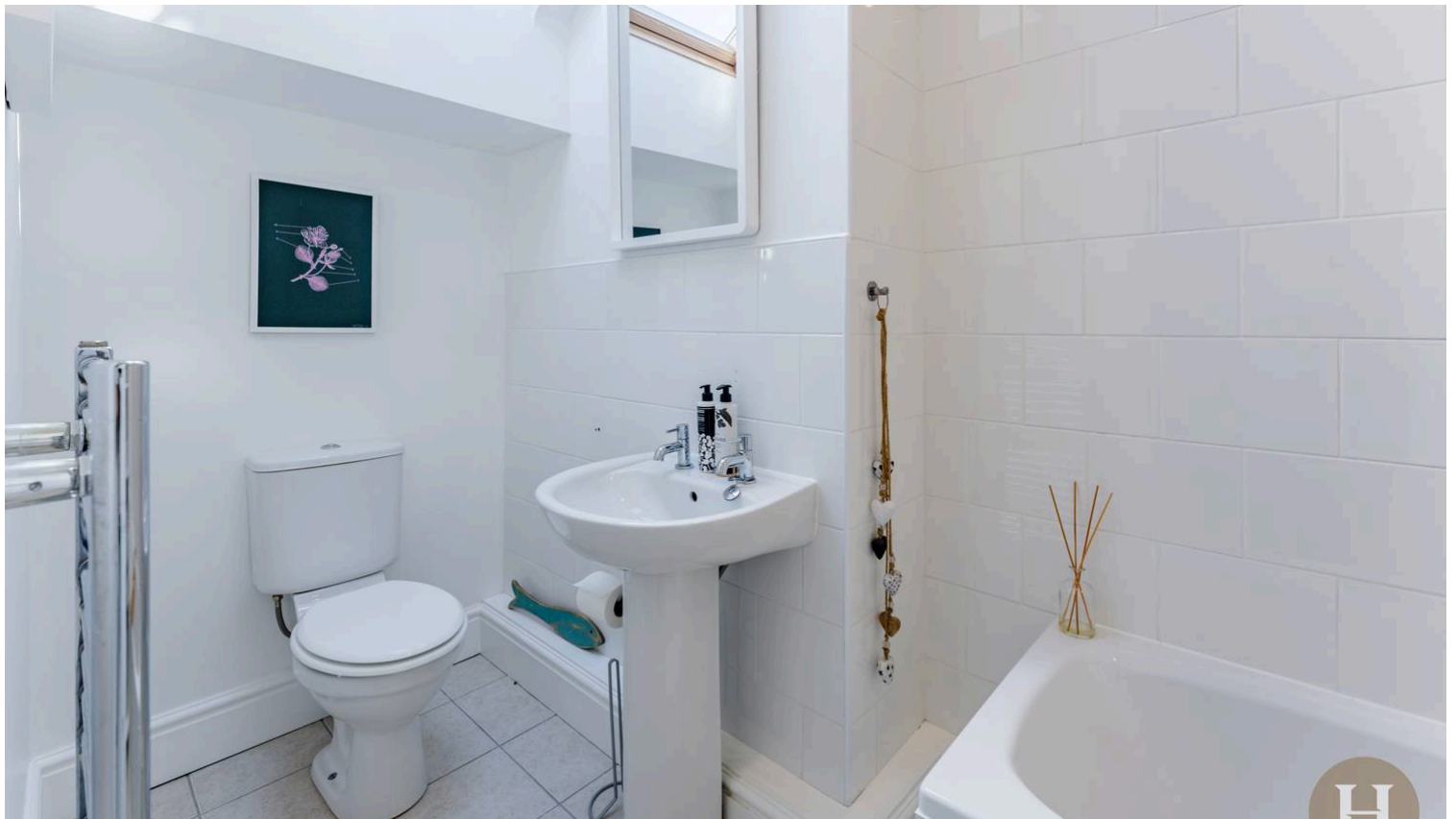


### **Bedroom Three**

Bedroom three can easily be used for the master bedroom, offering access to en-suite bathroom. Sash window to the rear elevation and dormer being both refurbished and insulated. Newly fitted wool carpet and underlay, storage cupboard within the eaves, ceiling light point and central heating radiator.

### **Ensuite Bathroom**

Partially tiled en-suite boasting fitted bath and shower over, low level flush WC and hand wash basin. Velux window, towel radiator and ceiling spotlights.





#### **Bedroom Four**

A further fourth double bedroom comprising reinstated period cast iron fireplace, new underlay and wool carpets. Refurbished and insulated dormer and Harborne Sash Window Company window to the front elevation, ceiling light point and newly fitted radiator.

#### **Garden**

Private and low maintenance rear garden, predominantly laid to lawn. Further boasting patio area, brick wall and fenced boundaries.



Council Tax band: E

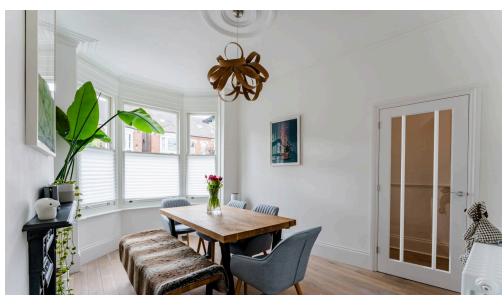
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

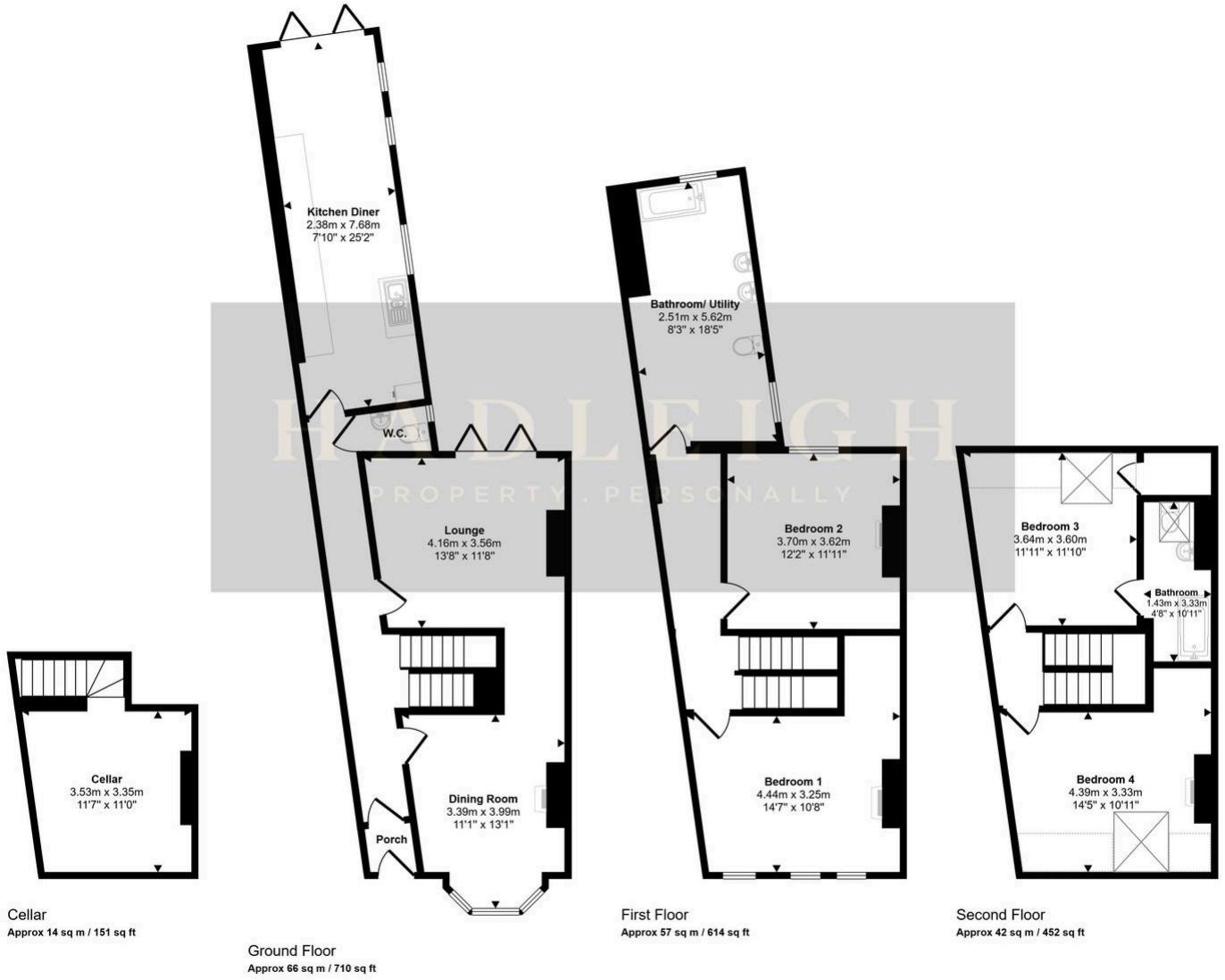
EPC Environmental Impact Rating: TBC



- › Refurbished four bedroom home
- › Period features restored throughout
- › Set over three floors
- › Two reception rooms
- › Extended kitchen/diner
- › Top floor bedroom with ensuite
- › Great location



Approx Gross Internal Area  
179 sq m / 1927 sq ft



Cellar  
Approx 14 sq m / 151 sq ft

Ground Floor  
Approx 66 sq m / 710 sq ft

First Floor  
Approx 57 sq m / 614 sq ft

Second Floor  
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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.