

FOR SALE



3 Bedroom Detached, Minton Road, Harborne, B32
Asking Price Of £350,000

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This unique family home is situated in a quiet cul-de-sac hidden away from passing traffic. The property really does offer you your own space and privacy after a hard day's work. "Wow" is one word that comes to mind whilst viewing this property and upon wandering through this amazing home, we are sure that you will be saying the same. Once inside the property you will be pleasantly surprised by the spacious living accommodation. You can relax together in the superb spacious lounge escaping into the latest drama in "soap land" or simply reading a good novel. On those special occasions have all the family round and enjoy a meal in the dining room where there is plenty of space for everyone. The impressive kitchen/diner which was designed, very much, with entertaining in mind is the perfect place to show off your cooking skills. The kitchen area is sleek and modern and has ample cupboard space for all your condiments, pots and pans. You can also throw open the patio doors into the balcony and eat Al-Fresco in the summer months. Downstairs, the bedrooms won't disappoint either as they're all of a good size, so there's no dreaded box room to leave the youngest disappointed, so each member of the family has their own personal space. The bathroom has a tub which will allow for a relaxing soak in the evening and there's a separate shower cubical for when you need to "get up and go" in the morning and the upstairs cloakroom is perfect for when friends come calling. It is the garden that is the real "show stopper" here. There's a decking area to the rear of the property which basks in the sun for most of the day making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play. There's no need to be fighting over parking as there is as a large driveway at the front to accommodate your multi vehicle family and a double garage which is ideal for extra storage or parking that classic car.

We could go on and on, but to fully appreciate this superb home an internal viewing will be required. We look forward to your call.

WHAT THE OWNER SAYS:

"We moved into Minton Road twenty years ago and fell in love with the "Ramsay Street-esque" style of architecture. Situated in the west of Harborne, the location offered us a lot more for our money with more space and also off road parking which you wouldn't get closer to the High Street. The neighbours are really nice and it has real sense of community in the street. Being in a cul-de-sac is a real bonus for us particularly as we have young children. Sandwiched between Harborne Golf Course and a Country Park really gives it a sense of a semi-rural location with all of the benefits of city living. We regularly go for bike rides on the many cycle paths in the area and you can travel to the centre of Birmingham, QE Hospital or Worcester without going on a single road! All four of our children attend St Peters School in Harborne which is six minutes away, which also happens to have a brilliant little country pub next door "the Bell"... certainly worth a visit on a lazy summers afternoon. Being a large corner plot, we developed the house to suit our needs and in 2003 extended and renovated the property throughout. We love its quirky layout and have embraced the upside-down lifestyle! The generous

living space has been great for entertaining friends and family over the years and we have created many happy memories here. In winter the living space is incredibly cosy due to the heat rising and in summer the bedrooms are refreshingly cool ensuring everyone gets a good nights kip. The kids love the large south facing garden and there is plenty of room for them to ride their bikes or play a game of footy... best of all we can supervise them from the balcony or the deck with a Gin & Tonic. The spacious double garage can fit in two large cars, but it could easily be converted into two generous bedrooms quite cheaply depending on your needs. There is also scope to extend out the back if you want even more space as next door have done. An en-suite bathroom could be installed in the largest bedroom, which was planned before we had twins! We have recently decorated throughout and fitted a new carpet in the hallway and landing. The neutral pallet will create a blank canvas for you to hopefully create as many happy memories in your new home as we have."



ROOM SIZES:

FIRST FLOOR

Porch: 8' 3" x 7' 3" (2.51m x 2.21m)

Entrance Hall

W/C

Lounge: 21' 9" x 16' 7" (6.63m x 5.05m)

Dining room: 11' 2" x 10' 10" (3.4m x 3.3m)

Kitchen/diner: 19' 9" x 10' 0" (6.02m x 3.05m)

Balcony

GROUND FLOOR

Landing

Bedroom One: 23' 8" x 8' 3" (7.21m x 2.51m)

Bedroom Two: 12' 6" x 10' 6" (3.81m x 3.2m)

Bedroom Three: 10' 6" x 8' 9" (3.2m x 2.67m)

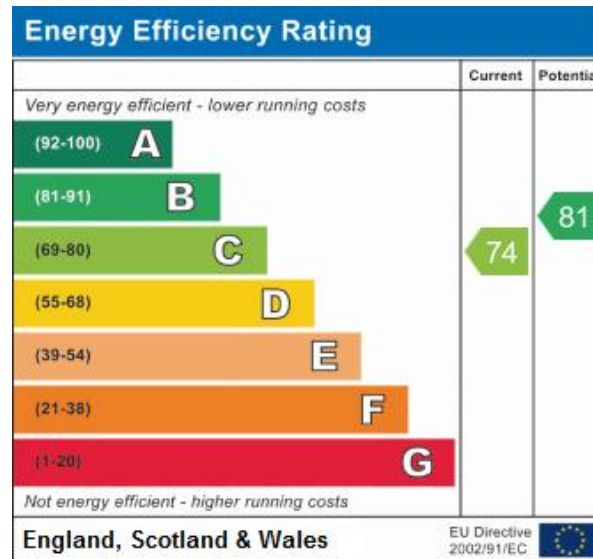
Bathroom: 8' 9" x 5' 5" (2.67m x 1.65m)

OUTSIDE

Driveway

Garage: 21' 9" x 16' 7" (6.63m x 5.05m)

Rear Garden







Total Area: 165.9 m² ... 1786 ft² (excluding balcony)
All measurements are approximate and for display purposes only

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