

**32 PARK HILL ROAD, HARBORNE, B17 9SL**



**A PARTICULARLY SPACIOUS AND BEAUTIFULLY EXTENDED EDWARDIAN  
FOUR BEDROOMED SEMI-DETACHED RESIDENCE SITUATED IN THIS  
DESIRABLE AND SOUGHT AFTER LOCATION.  
NO UPWARD CHAIN - EPC BAND RATING D**

**£750,000**



### Location

PARK HILL ROAD is a highly regarded and sought after location which is within close proximity to Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are readily accessible as is Birmingham City Centre itself. There are excellent schools for children of all ages including Harborne Primary with its outstanding Ofsted status.

### Description

32 PARK HILL ROAD is a particularly imposing freehold traditional semi-detached residence which is set back in a slightly elevated position beyond a two car block set driveway. The particularly spacious extended family accommodation which benefits from gas central heating and double glazing throughout comprises at ground floor level enclosed porch, reception hall, guest cloakroom/WC., three reception rooms, magnificent extended breakfast kitchen with vaulted roof and patio doors to the rear garden.

At first floor level there are three good sized bedrooms and family bathroom, an excellent loft conversion provides a master bedroom with dressing area and en-suite.

To the rear is a good sized garden laid with lawn, borders and mature trees.

Fully meriting an internal inspection the accommodation comprises in more detail:

### Fully Enclosed Porch

Double doors to front.

### Spacious Reception Hall

Having central heating radiator, cornice, two ceiling light points, thermostat central heating control, staircase rising off, understairs storage, inner front door.



### Guest Cloakroom

Housing low level WC., wash hand basin, 'Xpelair', central heating radiator, sash style window to side.

### Sitting Room (Front)

15'3" (into bay) x 14'5" (4.65m (into bay) x 4.39m) Having as its focal point an open grate with mosaic tiles inset with matching hearth and painted mantel, exposed tongue and groove floor boarding, double panelled radiator, three wall light points, ceiling light point with plaster rose with matching cornice, sealed unit wood double glazed bay window to front.





### **Living Room (Rear)**

14'4" x 10'9" (4.37m x 3.28m) Having feature fireplace with mosaic inset with hearth beneath, engineered oak floor, central heating radiator, cornice, ceiling light point, TV aerial point, archway through to:



### **Snug/Sitting Room**

11'9" x 9'6" (3.58m x 2.90m) Engineered oak floor, central heating radiator, inner window to breakfast area, spot lighting archway through to:



### **Magnificent Extended Breakfast Kitchen**

30'7" x 11'3" (9.32m x 3.43m) Having range of In-Toto german designed aubergine and cream melamine and laminate fronted panels with quartz work surface, to include base and wall units, two integrated 'Neff' single door ovens, matching stainless steel 'Neff' microwave and plate warmer, two integrated fridge/ freezers, sunken sink unit with side drainer, fitted 'Corian' worksurface, central heating radiator, centre peninsular breakfast bar with five ring gas hob inset, 'Neff' stainless steel extractor hood. Stunning vaulted ceiling with exposed beam work and spot lighting, inset 'Velux' sky light and individual circular picture window, further sealed unit picture window and 'French' door to the rear garden,



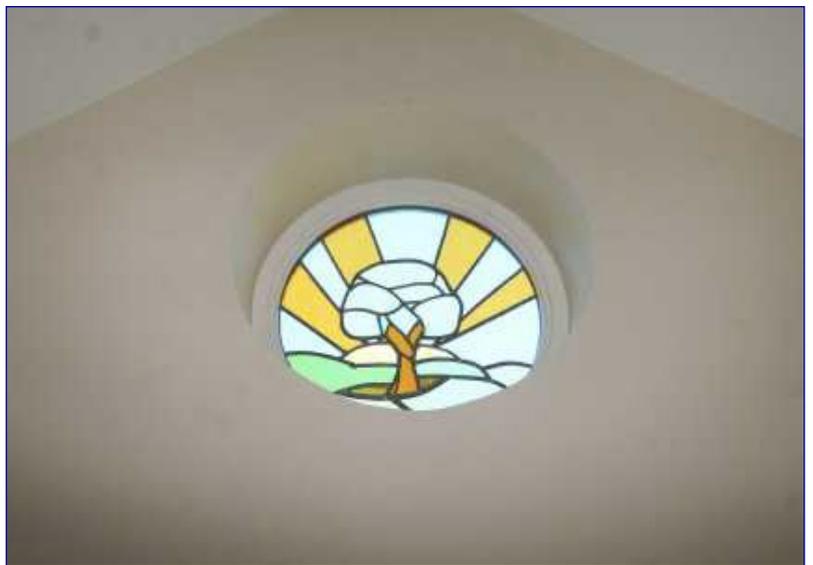


### Dining Area

Having engineered oak floor, central heating radiator, welsh style pantry unit, two built in storage cupboards, low wattage halogen ceiling light points, door to reception hall and door to side courtyard.



### Stained Glass Feature Window



### On the first floor

A tread staircase leads to the first floor landing with window to side, pine balustrade and to:





### Bedroom Two

15'6" x 13'0" (4.72m x 3.96m) Laid laminate floor, two built in double door wardrobes, central heating radiator, power points, ceiling light point, cornice, sealed unit wood double glazed bay window to front.



### Bedroom Three

14'1" x 10'8" (4.29m x 3.25m) Built in double door wardrobe, central heating radiator, power points, ceiling light point, UPVC double glazed bay window to rear.



### Bedroom Four

9'5" x 9'5" (2.87m x 2.87m) Central heating radiator, power points, ceiling light point, UPVC double glazed window to rear.





### Part Tiled Family Bathroom

Comprising panelled bath with electric shower and concertina shield, vanity wash hand basin, low level WC., shaver socket, space saver heated towel radiator, double glazed window to front.



### On the second floor

A further staircase leads to a large loft conversion.

### Master Bedroom

22'10" x 17'2" (6.96m x 5.23m) Having solid oak flooring, under eaves storage, separate dressing area, vaulted ceiling with 'Velux' skylight inset, low wattage halogen ceiling light points, single door wardrobe, two central heating radiators.



### Dressing Area

Vaulted ceiling with 'Velux' skylights inset.





### **En-suite Shower Room**

Having corner shower cubicle with on-line mixer, low level WC, wash hand basin, wall tiling, 'Xpelair', low wattage halogen ceiling points, 'Velux' skylight to front.



### **Outside**

The property is set back in an elevated position beyond a two car and laid blockset driveway.

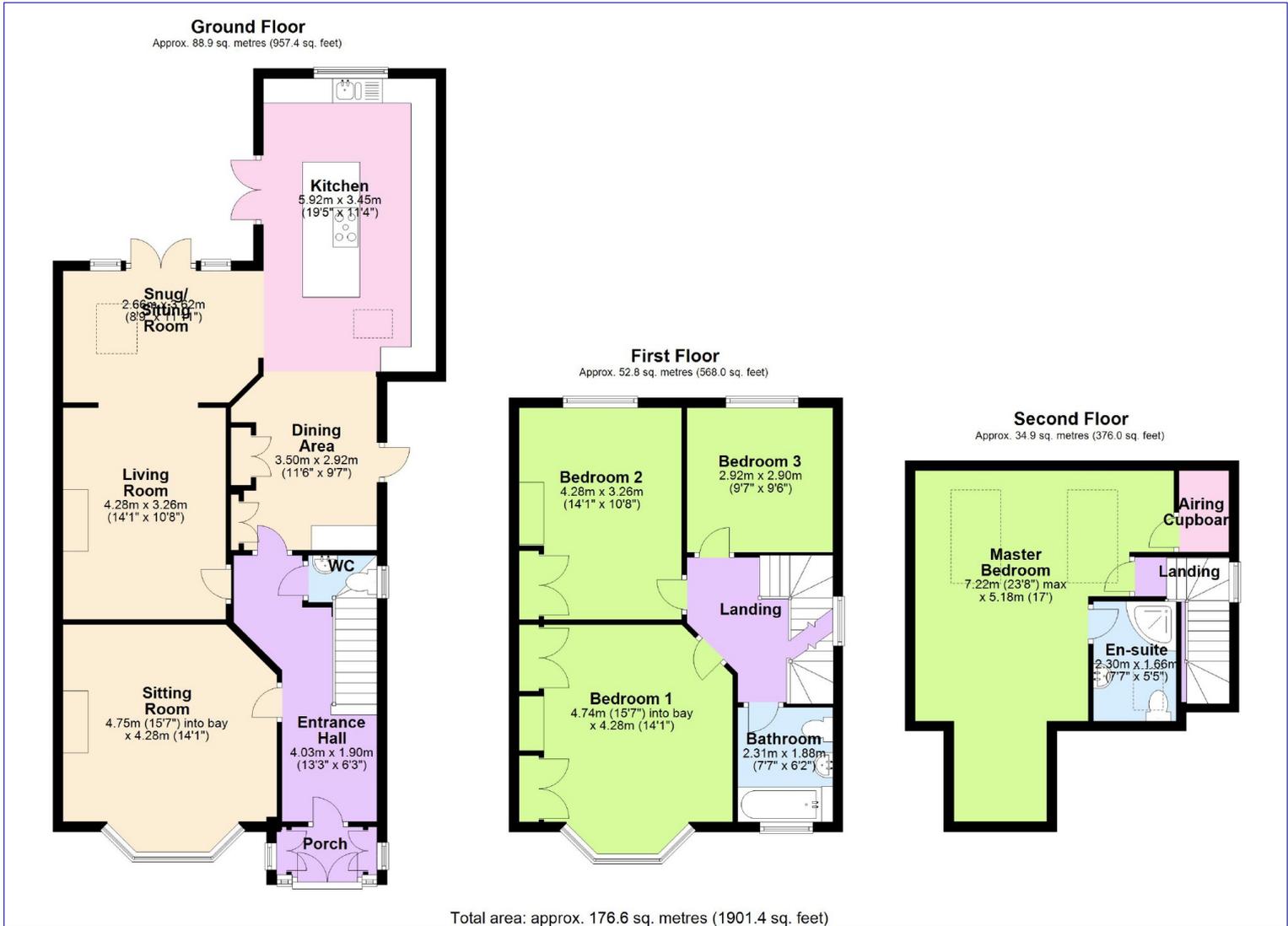
### **Rear Garden**

Comprise laid patio leading to neat lawn, further BBQ patio with brick built BBQ, timber garden shed, mature borders, shrubs, trees, the whole enjoying a sunny aspect.



### **Rear Garden**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		57	72
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		42	58
England & Wales			

**MISREPRESENTATION ACT 1967**

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

**MISDESCRIPTION ACT 1991**

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".

