



Carpeted, ceiling coving, ceiling light point and Three recessed down lighters, radiator, access to loft, storage cupboard and doors to:

MASTER BEDROOM

High ceiling with Two 'Velux' skylights, three double glazed windows, carpeted, power points, Seven recessed ceiling spot lights activated by dimmer switch, TV point, two radiators.

ENSUITE

Shower cubicle with fixed shower head, matching sink within vanity unit and sensitive touch mirror above, WC with concealed cistern, wall mounted heated towel rail, obscure double glazed window, Three recessed ceiling light points, fully tiled.

BEDROOM TWO

Front facing double glazed sash window, feature wrought iron fireplace, carpeted, radiator, power points, ceiling light point with ceiling coving.

BEDROOM THREE

Rear facing double glazed window, carpeted, radiator, power points, ceiling light point and rose with ceiling coving.

BEDROOM FOUR

Rear facing double glazed window, carpeted, radiator, power points, ceiling light point.

FAMILY BATHROOM

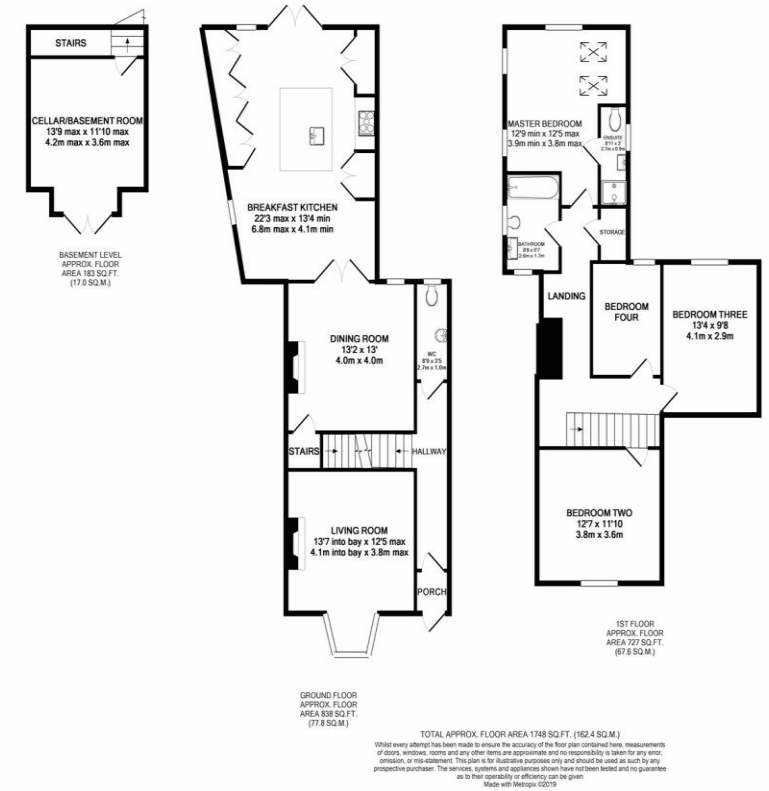
Modern suite includes jacuzzi bath with shower screen and shower above, WC with cistern unit, sink within vanity unit and mirror above with sensitive touch lighting, fully tiled, obscure double glazed windows, three recessed ceiling spot lights, wall mounted heated towel rail, high ceiling.

LOFT

Drop down ladder leads to loft, fully boarded, ceiling strip light and 'Velux' skylight.

GARDEN

Predominantly laid to lawn, mature flower beds to borders, paved patio area to property rear and side (the latter a tranquil private area ideal for eating out on a warm summer evening), passage leads to front of house, wall and hedgerow to boundary.



James Laurence
Sales and Lettings

Serpentine Road

Harborne, West Midlands, B17 9RE

• Four bedrooms

• End terrace property

• Extended

• Off road parking

Offers Over £650,000



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

72, Serpentine Road, Harborne, West Midlands, B17 9RE



Property Description

PROPERTY

A stunning four bedroom end terrace family home in a prime location close to the heart of Harborne Village. The property has been extended on ground and first floor beautifully and sympathetically with accommodation downstairs boasting a fabulous bespoke fitted breakfast kitchen leading from a dining room, with front facing living room and downstairs WC. The basement/cellar offers a multifunctional room-currently used in part as a utility room, but could make for a potential snug, playroom or home office.

On the first floor there are Four double bedrooms with a modern family bathroom and en-suite leading from master bedroom, with the added luxury of loft access to fully boarded area with the benefit of a skylight.

The property boasts double glazing and recently updated gas central heating system, whilst current vendors have had extensive modernisation to the property from intricate detail such as fireplaces to the recently upgraded décor and part new roof. The all important off road parking is available from front driveway to the front, complementing the well maintained garden to the rear-complete with BBQ patio and excellent for all the family.

Serpentine Road is an intimate one way avenue leading on to



Harborne High street from Lonsdale Road (off Lordswood Road) with shop amenities a short walk away. This can truly be described as a prime Harborne location with a plethora of eateries, coffee shops and boutiques of Harborne High street within easy reach. Excellent road and transport offer great links in to Birmingham city centre ideal for city working professionals. The property offers a short commute to Queen Elizabeth hospital and further facilities, such as Harborne Swimming baths and Golf Club, with the new sports complex at Birmingham University beyond. Excellent local schooling makes this an attractive area for families, a prime example being Harborne Primary at 0.2 miles away.

APPROACH

Off road parking with front driveway with paved walkway to steps leading up to front door, and door to side shared side passage.

HALLWAY

Porch with single light point and Minton tile flooring which leads through to hallway, ceiling light point, stairs to first floor, ceiling coving, and doors to:

LIVING ROOM

Front facing double glazed sash windows with shutters, fireplace with gas fire and marble mantle and hearth, ceiling light point with rose and coving, radiator, carpeted, tailor made inbuilt storage.

DINING ROOM

Fireplace offering gas fire and stone mantle, carpeted double glazed window with rear aspect, ceiling light point and rose with coving, radiator, power points, double opening glass panelled doors lead to kitchen and door to cellar/basement room.

KITCHEN

Stunning bespoke kitchen with central island feature breakfast/sitting area, boasting fitted storage, granite work tops with inset one and half bow sink with mixer tap above and hand held rinsing tap, Five ring 'Seimens' gas hob with extractor above and integrated 'seimens' appliances of Two ovens with further steam oven, Two warming trays, microwave, dishwasher and tall fridge and freezer. Two doubling open doors leading to garden with Two further double glazed windows, tiled floor with under floor heating, Fifteen recessed ceiling down lighters activated by dimmer switch, 'Vaillant' boiler and water cylinder concealed within storage, ceiling coving, TV point and power points.

DOWNSTAIRS WC

Low level WC, wash hand basin, Minton tile flooring, wooden framed double glazed window, ceiling light point.

CELLAR/ BASEMENT ROOM

Stairs lead from dining room down to what is a converted garage. Multi functional use, currently boasting double opening doors, tiled floor, Two recessed ceiling spot lights with Three further wall lights, work top space, storage sink with mixer tap and draining area, plumbing for washing machine, power points.

FIRST FLOOR LANDING