



aspect, radiator, doors to:

**MASTER BEDROOM**

Double glazed wooden framed sash windows with front aspect, carpeted, ceiling light point and coving, alcove, radiator, door to ensuite.

**ENSUITE**

Wet room style shower, fully tiled, low level WC and wash hand basin.

**BEDROOM TWO**

Two wooden framed double glazed sash windows, carpeted, fitted wardrobes, five recessed ceiling spot lights, power points, radiator. Door to ensuite.

**ENSUITE**

Subway style tiling, shower cubicle with bi-folding door, hand basin within concealed unit, low level WC, five recessed ceiling spot lights, shaver socket, wall mounted heated towel rail.

**BEDROOM THREE**

Rear facing wooden framed sash window, carpeted, ceiling light point, radiator.

**FAMILY BATHROOM**

Subway style tiling, matching suite of bath with shower screen and shower fittings, pedestal sink and WC, obscure double glazed sash window, six recessed ceiling spot lights, wall mounted heated towel rail.

**STAIRS/SECOND FLOOR LANDING**

Carpeted, storage cupboard, two ceiling light points and light well, doors to:

**BEDROOM FOUR**

Double glazed window with side aspect, TV and power points, ceiling light point, carpeted, access to eaves storage.

**BEDROOM FIVE**

Double glazed window with rear aspect, TV and power points, radiator, ceiling light point, carpeted.

**GARDEN**

A "city" style maintainable garden, fencing to boundary, predominantly laid to lawn, shale side pathway to side gate, raised flower bed to borders.



**Greenfield Road**

Harborne, B17 0EG

- Five bedroom family home
- Period property
- Car parking for two cars
- Over 2100 square feet

**Asking Price £699,950**



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138, Greenfield Road, Harborne, B17 0EG



## Property Description

### PROPERTY

A fantastic five bedroom semi detached family home in one of Harborne Village's most sought after avenues. A very short walk from Harborne High street.

The property offers rare luxuries such as off road parking for two cars and accommodation laid out over three storeys boasting a host of period features befitting its age, from high ceilings and wrought iron feature fireplaces to the intricate decorative coving and sash windows. Internal accommodation is set out over three floors with two spacious reception rooms complimented by well proportioned breakfast kitchen and conservatory/garden room to the rear of property, with downstairs WC. The first floor boasts three double bedrooms, family bathroom and two en-suites, with second floor hosting two further double bedrooms along with ample storage - a consistent theme. Externally a private, easy to maintain garden offers convenient outdoor space for a young family. Greenfield Road runs parallel to Harborne High street, offering an eclectic range of property, a very popular neighbourhood for young families and city commuters. A



very short walk leads to Harborne High Street with a plethora of shops, boutiques, independent restaurants/bars and amenities. Excellent road and transport links are within a few minutes walk - to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute.

Primary, secondary and prep schools are nearby, including Harborne Primary and Chad Vale schools.

Leisure facilities are provided with Harborne's parks and Fitness centre/swimming baths, not to mention the city's first 50m swimming pool at the recently completed Birmingham University complex plus Harborne golf club. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention centres such as the ICC and Symphony Hall, facilities to be proud of.

### APPROACH

Shale drive way to accommodate two cars, shrubbery to border, side gate to rear garden with steps leading to front door.

### PORCH AND HALLWAY

Entrance porch with tiled floor, door to hallway featuring high ceiling with coving, two ceiling light points, radiator, two under stair storage cupboards, side door with garden access and doors to:

### LIVING ROOM

High ceilings, carpeted, front facing bay sash window, feature wrought iron fireplace ceiling coving and light point, radiator, power points, telephone point.

### DINING ROOM

Wooden framed glazed window with rear aspect, feature wrought iron fireplace, radiator, ceiling light point and coving, carpeted, telephone and power points.

### BREAKFAST KITCHEN

A range of wall and base units, radiator, tiled floor, wooden work top surfaces, with inset porcelain sink, two sash windows with side aspect with further window in to conservatory, integrated fridge and freezer, dishwasher and 'Rangemaster' range with five ring hob and extractor hood above, power points, six recessed ceiling spot lights and further ceiling light point.

### CONSERVATORY/GARDEN ROOM

Wooden framed windows with garden aspect, double opening French doors, ceiling light point and pitched ceiling, power points, carpeted, power points.

### WC

Obscure glazed window, pedestal sink, low level WC, ceiling light point, tiled floor, 'Worcester' boiler.

### LANDING

Carpeted, two ceiling light points, sash window with side