



44 Serpentine Road, Harborne, Birmingham, B17 9RE
Offers in the region of £875,000

MCHUGO
HOMES



PROPERTY

Step into sophistication with this meticulously renovated five-bedroom end townhouse, ideally situated in the heart of Harborne. Boasting a prime location just moments away from the bustling High Street, this exquisite residence offers the perfect fusion of contemporary design and urban convenience.

Upon entering, you're greeted by a modern living room, setting the tone for the elegant yet functional layout that spans three impressive storeys. The ground floor features a high-specification open-plan kitchen/dining/family room, seamlessly connecting indoor and outdoor living with bi-folding door access to the landscaped rear garden. A separate sitting room and multipurpose room complete with a utility area, provide versatile spaces for relaxation and entertainment. The added bonus of an internal store access and a cellar offers additional storage or potential for further customisation.

Ascend to the first floor, where luxury awaits in the form of three bedrooms, including the master suite exudes opulence, leading to a walk-in wardrobe area and ensuite bathroom. Complementing these is a family bathroom, designed with the utmost attention to detail.

The second floor offers two additional bedrooms, one of which boasts its own ensuite bathroom, bringing the total to three bathrooms and further WC throughout the home.

Outside, the property impresses with both a welcoming front driveway and a landscaped garden, a rare luxury in this coveted area. Whether you're hosting gatherings or simply unwinding after a long day, the outdoor space offers a private retreat amidst the suburban landscape.

From its convenient location to its impeccable finishes, this townhouse epitomizes modern urban living at its finest. Don't miss your chance to call this Harborne home a gem.

AREA

A short walk from Harborne High Street, Serpentine Road offers a very convenient location, a stone's throw from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as ease of access to Harborne Primary school, plus Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with nearby Harborne Pool & Fitness centre, Harborne golf club, The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short commute.

APPROACH

Brick paved driveway, double opening doors to store and front door accessing:

ENTRANCE HALLWAY

Decorative tiling, radiator, power point, three ceiling light points, doors to:

LIVING ROOM

Double glazed front facing bay window with bespoke shutters, radiator, carpeted, log burner with wrought iron mantle and fireplace surround, power points, ceiling coving and decorative rose around.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Bi-folding double glazed panel doors to garden plus double glazed panelled French doors and natural provided by further double glazed sash windows, ceiling skylight and ceiling light lantern, selection of recessed ceiling downlighters, two ceiling and five wall light points, wooden flooring, power points, a range of wall and base mounted cabinetry, beautiful central Island/breakfast bar with granite work top, integrated appliances include 'Bosch' oven with oven/grill above, 'Neff' five ring gas hob and 'Stoves' extractor hood above, 'Bosch' dishwasher, wooden worktops with double inset sink and mixer tap above.

SITTING ROOM

Wooden flooring, feature wrought iron fireplace, power points, ceiling light point with decorative coving and ceiling rose, access to:

UTILITY/MULTIPURPOSE ROOM

Wooden flooring, double glazed panelled French doors opening to garden, tall radiator, TV, network and power points, plumbing for washing machine, internal access to store (previously garage).

WC

Motion sensor ceiling light, 'Worcester' boiler, wash hand basin within vanity, low level WC, extractor fan, decorative tiling.

STORE

Double opening front doors, ceiling strip light, power points (previously a garage).

CELLAR

Currently used for storage, features lighting and fuse board.

FIRST FLOOR LANDING

Double glazed sash window with rear aspect, ceiling light point, carpeted flooring and doors to:

BEDROOM ONE

Front facing double glazed sash window with the bespoke fitted shutters, exposed wooden flooring, power points (some featuring USB ports), radiator, two wall and one ceiling light point, opening into:

WALK IN WARDROBE

Recessed ceiling downlighters, ceiling light point, radiator, double glazed sash window with rear aspect, fitted clothes rail, carpeted, power points.

ENSUITE

Wall mounted heated towel rail, pedestal sink, low level WC, corner shower cubicle with tiling to splash back areas, adjustable handheld hose, double glazed sash window with bespoke fitted shutters.



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BEDROOM THREE

Rear facing double glazed sash window, carpeted, TV and network point, ceiling light point, power points, radiator.

BEDROOM FIVE

Double glazed sash window with bespoke fitted shutters, exposed wooden flooring, radiator, power points, ceiling light point.

FAMILY BATHROOM

Wooden flooring, radiator, floating double wash hand basins with mixer taps above, three wall light points, ceiling light point, low level WC, contemporary bath with tall up and over tap, double glazed sash window with rear aspect, subway tiling to splash back areas, walk in shower with fixed rain shower head and adjustable hand held hose.

SECOND FLOOR

Double glazed paneled door with blind fitted, doors to:

BEDROOM TWO

Wooden flooring, three wall light points, tall radiator, double glazed sash window, power points, network point, access to ensuite.

ENSUITE

Obscure double glazed window, wall paneling, rolltop bath, low level WC, wash handbasin within vanity unit, shower cubicle with subway style tiling and adjustable shower head, radiator and access to eaves storage.

BEDROOM FOUR

Ceiling skylight with fitted blind, carpeted, power point, radiator, two wall light points.

REAR GARDEN

Paved patio areas, fencing to boundaries with flower beds to borders, predominantly laid to lawn and well maintained.

TENURE: FREEHOLD

EPC RATING: C

COUNCIL TAX BANDING: D

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

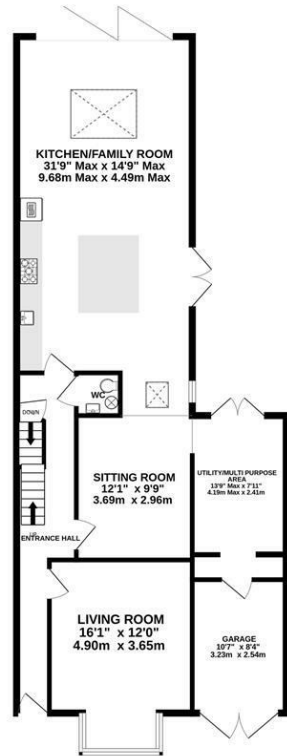
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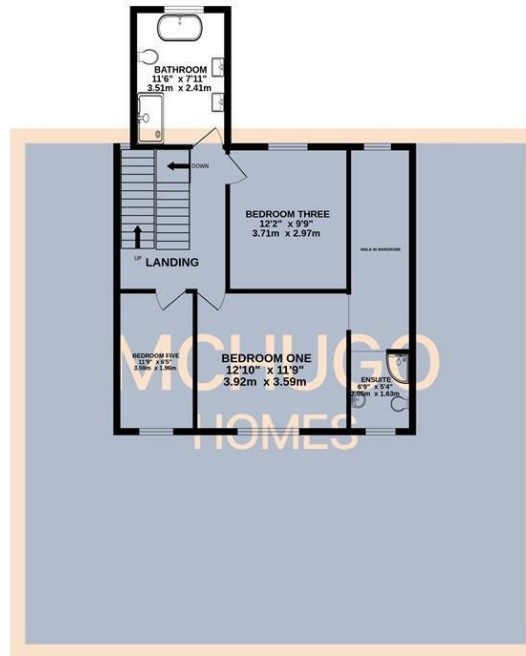
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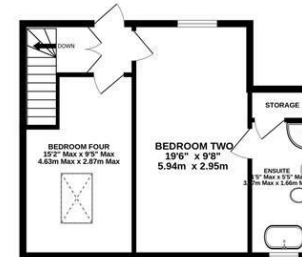
GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 2178 sq.ft. (202.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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