



Connells

Cross Farm Road
Harborne, Birmingham

Cross Farm Road Harborne Birmingham B17 0NA

for sale
£315,000



Property Description

Ideally situated within walking distance of the renowned Queen Elizabeth Hospital and the University of Birmingham, this beautifully presented three-bedroom end-terrace home enjoys a tucked-away position set back from the road, offering an excellent degree of privacy and seclusion.

The property benefits from not being directly overlooked by neighbouring homes, creating a peaceful and private setting that is rarely available in such a convenient location.

Upon entering, the high standard of finish is immediately apparent. The spacious lounge features underfloor heating, contemporary LED and spotlight lighting, and a stylish media wall with decorative panelling, creating a warm and modern living space ideal for both relaxing and entertaining.

The contemporary fitted kitchen has been thoughtfully designed with modern units and quality finishes throughout, while enjoying attractive views over the private rear garden.

To the first floor are three well-proportioned bedrooms, all offering excellent accommodation for families, professionals or those working at the nearby QE Hospital and University. The accommodation is further complemented by a recently updated and beautifully appointed family bathroom featuring modern fixtures and fittings.

Externally, the private rear garden provides a wonderful outdoor space, complete with a decked seating area ideal for summer entertaining, alfresco dining, or simply enjoying the secluded surroundings.

Lounge

19' 9" x 10' 6" (6.02m x 3.20m)

Kitchen

14' 6" x 9' 6" (4.42m x 2.90m)

Bedroom 1

10' 2" x 9' 7" (3.10m x 2.92m)

Bedroom 2

12' 2" x 8' 6" (3.71m x 2.59m)

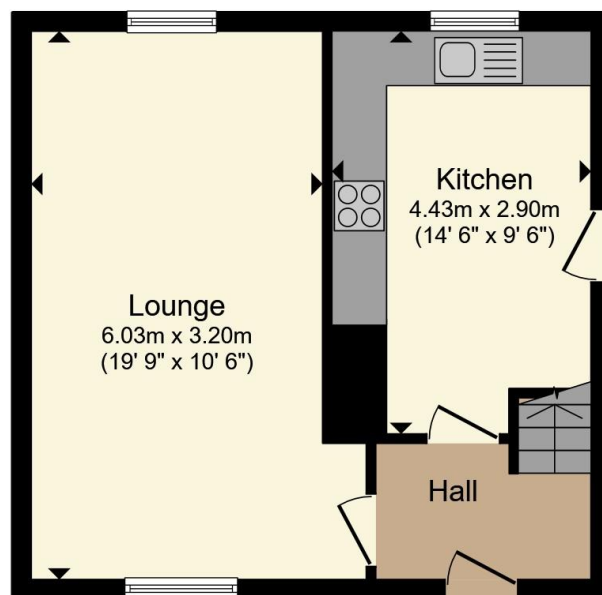
Agents Notes

Please note this Property is a Non-Standard Property. For more details please contact the branch on 0121 426 2800

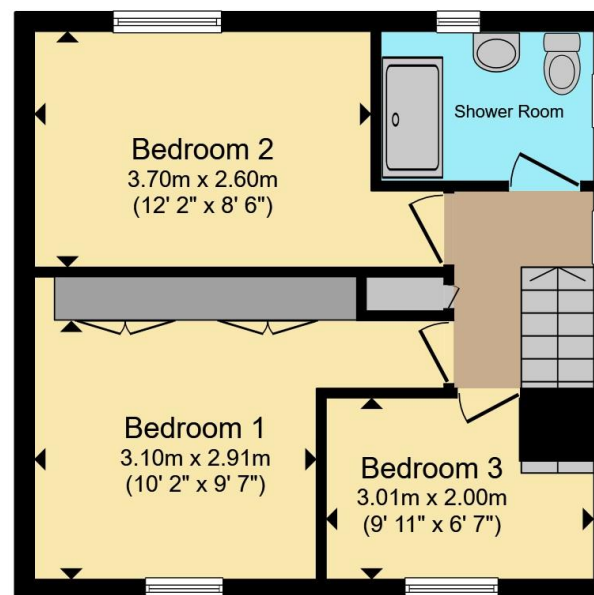








Ground Floor



First Floor

Total floor area 74.1 m² (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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158 High Street Harborne
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EPC Rating: Awaited
Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/HBO311190



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Property Ref: HBO311190 - 0005