

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







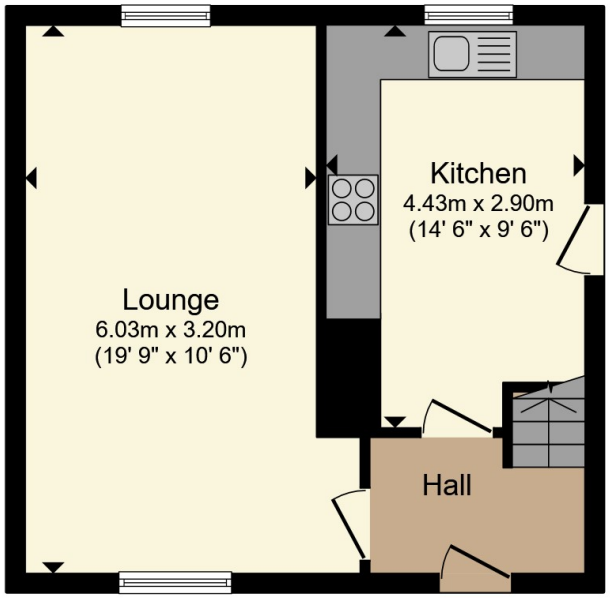




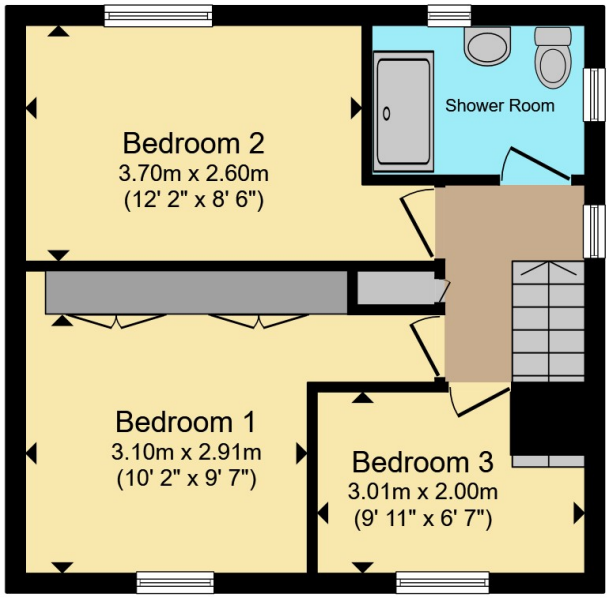








Ground Floor



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
BIRMINGHAM B17 9QE

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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