



Elm Tree Road, Harborne B17 9AP
£775,000

MCHUGO
HOMES

Property

The welcoming hallway leads into a series of generous living spaces, ideal for both relaxing and entertaining. The traditional kitchen and utility area are complemented by a dedicated office space, perfect for home working or study. Upstairs, the bedrooms are bright and well-proportioned, with the bedroom on the top floor featuring a private ensuite and tranquil views. A standout feature of this home is the luxurious freestanding bath positioned in the bay of the main bedroom — a serene retreat offering the perfect place to unwind. Externally, the property benefits from a recently laid large open driveway providing ample parking and access to the garage. To the rear, the garden provides a peaceful and private outdoor space ideal for family life and summer entertaining.

Area

Elm Tree Road is ideally situated in one of Harborne’s most desirable residential areas, located just off Lordswood Road. This prime address places you within a short stroll of the vibrant Harborne High Street, home to an excellent selection of independent cafés, award-winning restaurants, and popular retailers including Waitrose and Marks & Spencer Foodhall. This sought-after location also offers swift access to Birmingham University, the Queen Elizabeth Medical Complex, and the wider Medical Quarter, making it particularly convenient for healthcare professionals and academics. Birmingham city centre is easily accessible via nearby arterial roads and well-connected public transport links, with the A38 and M5 motorway network offering direct routes to the M6 and Birmingham International Airport. Families are exceptionally well-catered for with an impressive selection of outstanding local and independent schools. These include Harborne Primary School, and within close proximity are Edgbaston High School for Girls, The Blue Coat School, Hallfield Preparatory School, West House, The Priory School, and the prestigious King Edward Foundation Schools. Recreational and leisure facilities are also close at hand, with Harborne Pool & Fitness Centre, Harborne Golf Club, and the picturesque Queens Park all nearby, offering plenty of green space and community activities. Elm Tree Road perfectly balances tranquil suburban living with all the conveniences of city life on your doorstep.

Approach

Large brick paved driveway with wall and fence to boundaries with access to the garage via an up and over door and rear garden as well as benefiting from a electric charging point for your vehicle.

Porch

Double glazed window and door to front elevation, tiled flooring, power points, ceiling light point and single glazed window feature to stairs.

Hallway

'Ted Todd' hard wood flooring, two radiators, two ceiling light points, stairs to first floor and doors leading to:

Sitting Room

'Ted Todd' hard wood flooring, double glazed bay window, decorative panel moulding, ceiling coving, ceiling light point, radiator, power points and log burner.

Kitchen / Diner

Double glazed windows to side and rear elevation, double glazed door leading to rear garden, wall and base units with integrated fridge, dishwasher, oven and five ring gas hob with over head extractor, sink with drainage area, part tiled walls, four ceiling light points, power points, radiator and laminate flooring.

Utility

Double glazed stable style door leading to rear garden, double glazed window to rear elevation, space and plumbing for washing machine, housing for boiler, sink with drainage area, wall and base units, radiator, ceiling light point, power points and door leading to garage.

Office

Two double glazed windows to front elevation, two ceiling light points, carpeted and radiator.

Garage

Storage, ceiling light point and power points with up and over door leading to front driveway.

Landing

Double glazed window to front elevation, two ceiling light points, radiator, stairs to second floor and doors leading to:

Bedroom One

Double glazed bay window to rear elevation with a free standing bath centred in the bay, fitted storage, laminate flooring, ceiling spot lights, radiator and power points.

Bedroom Three

Double glazed bay window to front elevation, fitted storage, ceiling spot lights, laminated flooring, radiator and power points.

Bedroom Four

Double glazed window to rear elevation, ceiling spot lights and main light point, laminate flooring, radiator and power points.

Bathroom

Two obscure windows to side elevation, free standing bath, low level WC, wash hand basin with vanity below, tiled flooring, radiator and ceiling spot lights.

Second Floor Landing

Internal storage, ceiling light point and power points.

Bedroom Two

Double glazed window to rear elevation, internal storage, carpeted, ceiling light point, radiator and door leading to:

Ensuite

Electric shower cubicle, low level WC, wash hand basin, ceiling light point and 'Velux' sky light to front elevation.

Garden

Private garden with large patio area for entertaining, lawn with mature trees and shrubs to surround and a large Wendy house for alterative use at the end of the garden.

Disclaimer

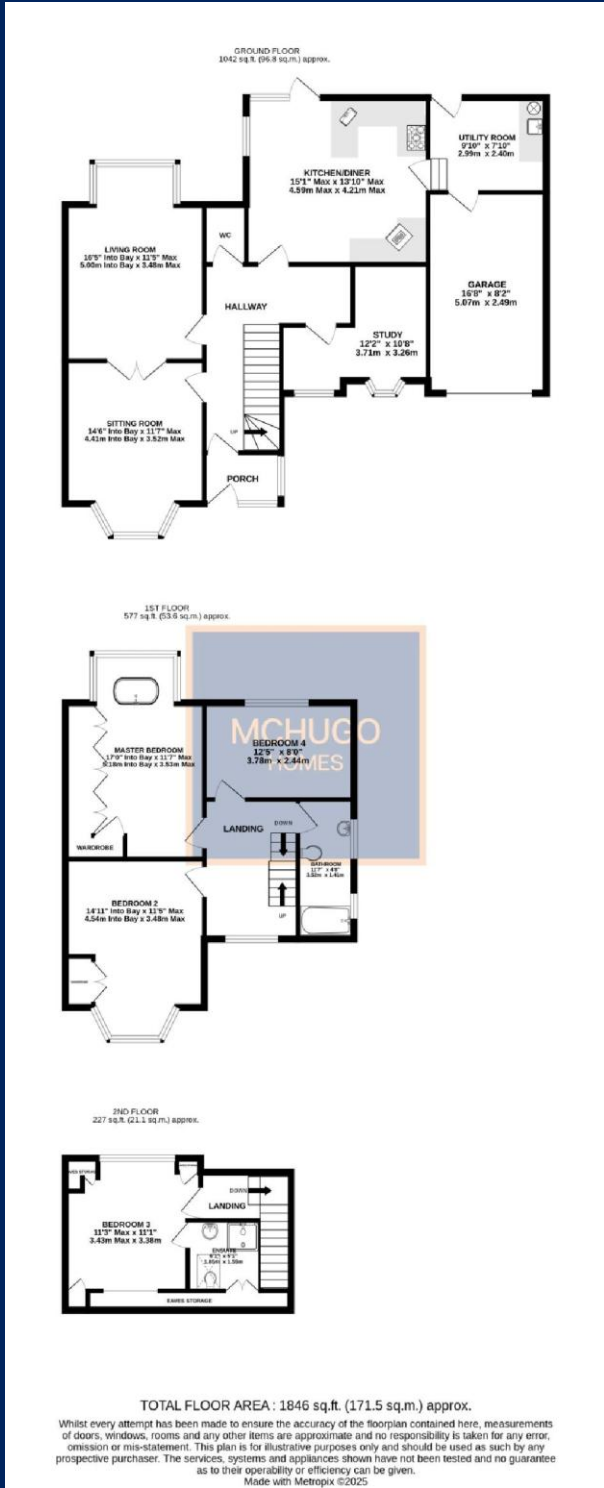
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		