



**Swindon Road, Harborne B17 8JJ**  
**£195,000**

**MCHUGO**  
HOMES

**This two-bedroom end-terrace home is offered to the market with no upward chain, presenting an exciting opportunity for investors seeking a well-located property with strong rental appeal and clear potential to enhance and add value over time.**

**The home benefits from its end-terrace position, providing additional outdoor space and offering scope for side extension works (subject to the necessary planning permissions). This makes it particularly attractive to buyers looking for a project with genuine upside, whether through refurbishment, reconfiguration or future development.**

**Internally, the accommodation offers a practical layout ideal for professionals, hospital staff and city workers with convenient access to Birmingham city centre, the Medical Quarter and surrounding amenities. The property also benefits from a private garden, adding further appeal.**

**Swindon Road remains a consistently popular location due to its transport links, proximity to key employment hubs and access to local parks and lifestyle amenities — all of which contribute to strong tenant demand.**

**A superb opportunity for landlords and investors seeking a no-chain end-terrace with future potential.**

**Area**

Swindon Road is conveniently positioned within a popular and well-established residential pocket, ideally placed for both families and professionals seeking a convenient setting with excellent access to the city. Located close to City Road and the wider Edgbaston and Bearwood borders, this is a superb location for those wanting a strong community feel while remaining well connected.

The area is particularly well suited to healthcare and education professionals, with Queen Elizabeth Hospital, Metropolitan Hospital and the wider Medical Quarter all within easy reach, alongside a convenient commute to the University of Birmingham. Harborne, Edgbaston Village and Bearwood are also close by, offering an excellent selection of independent cafés, quality restaurants and everyday shopping amenities. Transport links are a key advantage, with straightforward routes into Birmingham city centre, alongside easy access to the wider motorway network including the M5, M6 and M40, making this an ideal base for commuters. Public transport connections are also readily available, providing further flexibility for travel.

Families are exceptionally well catered for with a strong selection of local schooling nearby, including Shireland Primary School, George Dixon Academy, Lordswood Girls High School and St Paul’s School for Girls, as well as a range of highly regarded independent schools across Edgbaston.

For leisure and recreation, there are a variety of green spaces close at hand including Edgbaston Reservoir, Summerfield Park and Cannon Hill Park, ideal for weekend walks, cycling and family days out. Further leisure facilities include Edgbaston Priory Club and Edgbaston Golf Club, while Birmingham’s premium shopping and lifestyle destinations such as The Mailbox and Bullring are also easily accessible.

**Approach**

Front garden with mature trees and shrubs, paved pathway leading to the front door and double opening doors to the garden.

**Dining Area**

Double glazed bay window to front elevation, ceiling light point, electric fire, laminate flooring, radiator, power points and opening to:

**Living Area**

Double glazed window to rear elevation, ceiling light point, electric fire, laminate flooring, radiator and power points.

**Kitchen**

Wall and base units, four ring gas hob with extractor hood above, integrated oven, sink with drainage area and mixer tap above, power points, space for appliances, double glazed window to side elevation, double glazed door leading to garden and built in storage.

**Landing**

Carpeted, double glazed window to side elevation, radiator, ceiling light point, loft hatch for access to the loft and doors leading to:

**Bedroom One**

Double glazed window to front elevation, ceiling light point, radiator, carpeted and power points.

**Bedroom Two**

Double glazed window to rear elevation, ceiling light point, radiator, carpeted and power points.

**Garden**

Decking area leading to a paved patio and laid to lawn, fence to borders and mature trees.

Further Details

- Tenure: Freehold
- Council Tax Band: B
- EPC: D
- Utility supply, rights and restrictions:
- Broadband: FTTP
- Electricity supply: Mains supply
- Sewerage: Mains supply
- Water supply: Mains supply
- Other information
- Construction materials: Brick
- Roof material: Tile

Disclaimer

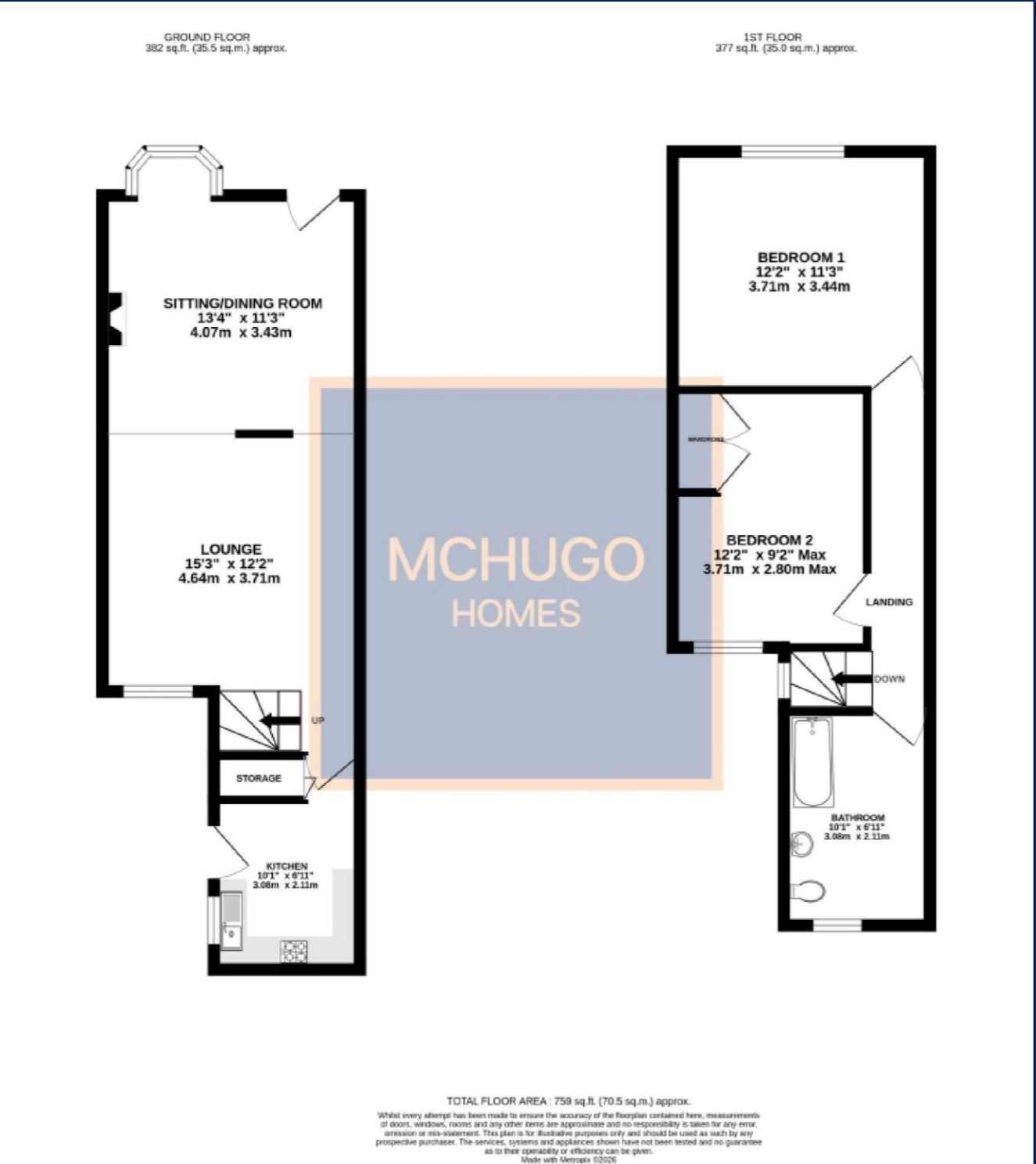
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

01215170251 | [movinghome@mchugohomes.co.uk](mailto:movinghome@mchugohomes.co.uk) | [www.mchugohomes.co.uk/](http://www.mchugohomes.co.uk/)  
7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

