



**46 Park Hill Road, Birmingham, B17 9HJ**  
**Asking Price £975,000**

Hadleigh Estate Agents are delighted to offer this substantial five bedroom property for sale. Located on the ever popular Park Hill Road the property has undergone significant improvement over the years. Boasting loft conversion and rear extension and offering over 2500 square foot.

In brief the property comprises of a large driveway and porch leading into a grand entrance hallway. Spacious lounge and dining room with character bay window and log burner. Connected to this space is a convenient study and a snug. To the rear of the property sits an impressive open plan kitchen diner with large roof lantern, with bi-fold doors looking out onto the landscaped garden. The downstairs is also serviced by a convenient utility room and separate cloakroom. The first floor benefits from four bedrooms with the master boasting a modern ensuite. The family bathroom offers a large separate shower and bath. On the second floor is a large double room and benefits from a spacious ensuite. To the rear of the property sits an immaculate garden, with a sizeable lawn area, private outlook and large patio area.

## Location



PARK HILL ROAD is a highly regarded and sought after location within close proximity to Harborne High Street. The High Street offers an array of award winning restaurants, bars and local shops including Waitrose. In addition there are several schools for children of all ages including the well known Harborne Primary School. Excellent transport links are on offer into Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham.

## Porch/ Hallway

Entrance porch with opaque glazed front door, leading through internal partially glazed door. Plaster arch and partial coving, two ceiling lights and central heating radiator. Offering stairs to first floor accommodation, access to guest WC, kitchen and lounge.

## Kitchen Diner/ Family Room



Being the main focal point of the property, benefitting from a rear extension the kitchen boasts a range fitted base and wall units. The wall units further benefit from downlighters. Substantial kitchen island, with undercounter storage and breakfast bar. The kitchen offers integrated appliances, sink and drainer unit. Ceiling spotlights and ceiling light points, with the large ceiling lantern allowing for

natural light to flood the room. Bi-fold doors lead to the rear garden, two windows to the side elevation, stained glass window between the lounge and central heating radiator.

## Utility Room



Spacious utility room benefitting from plumbing for utilities, sink and drainer unit and ample storage cupboards. Windows to the rear and side elevation along with rear door. Partially tiled splashbacks, ceiling light point and central heating radiator.

## Lounge/ Dining Room



Spacious and welcoming through lounge and dining room, benefitting from many traditional features, including coving and ceiling rose. Feature fireplace with log burner, two central heating radiators and bay window to the front elevation. Offering access to the study.

## Study



Formerly the garage to the property, this fantastic multi purpose room has been lovingly converted into a convenient study. Further giving the option to be used as a play room, with window to the front elevation, ceiling spotlights and central heating radiator.

## Reception Room



Making for an ideal snug room this additional reception room further gives scope for family living. Window to the side elevation, central heating radiator and ceiling spotlights. Also giving access to the breakfast room.

## Guest WC



Partially tiled guest WC, low level flush WC, vanity unit, ceiling light point and extractor fan.

## Landing

Spacious landing giving access to all rooms on the first floor and stairs to second floor accommodation. Carpeted flooring and ceiling spotlights.

## Master Bedroom



Extensive master suite, boasting bay window to the front elevation and additional sash window. Carpeted flooring, ceiling light point and central heating radiator. Access to master ensuite.

## Ensuite



Floor to ceiling tiled ensuite, boasting large walk in shower cubicle, low level flush WC and floating vanity unit. Opaque glazed window to the front elevation, ceiling spotlights and towel radiator.

## Bedroom Three



Double bedroom offering sash window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

## Bedroom Four



Double bedroom offering sash window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

## Bedroom Five



Double bedroom offering sash window to the rear elevation, carpeted flooring, ceiling spotlights and central heating radiator.

## Bathroom



Spacious and modern family bathroom with floor to ceiling tiling. Large walk in shower cubicle, additional bath, low level flush WC and vanity unit. Ceiling spotlights, towel radiator and two sash windows to the side elevation.

## Bedroom Two



Being set on the top floor, an additional spacious bedroom boasting window to the rear elevation, offering extraordinary views. Ceiling spotlights,

central heating radiator and ample storage cupboards.

### Ensuite



Floor to ceiling tiled bathroom suite, with walk in shower, low level flush WC, vanity unit and towel radiator. Window to the rear elevation and further giving access to a spacious storage room.

### Garden



Beautifully landscaped private garden, predominantly laid to lawn and boasting two decked patio areas.

### Additional Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

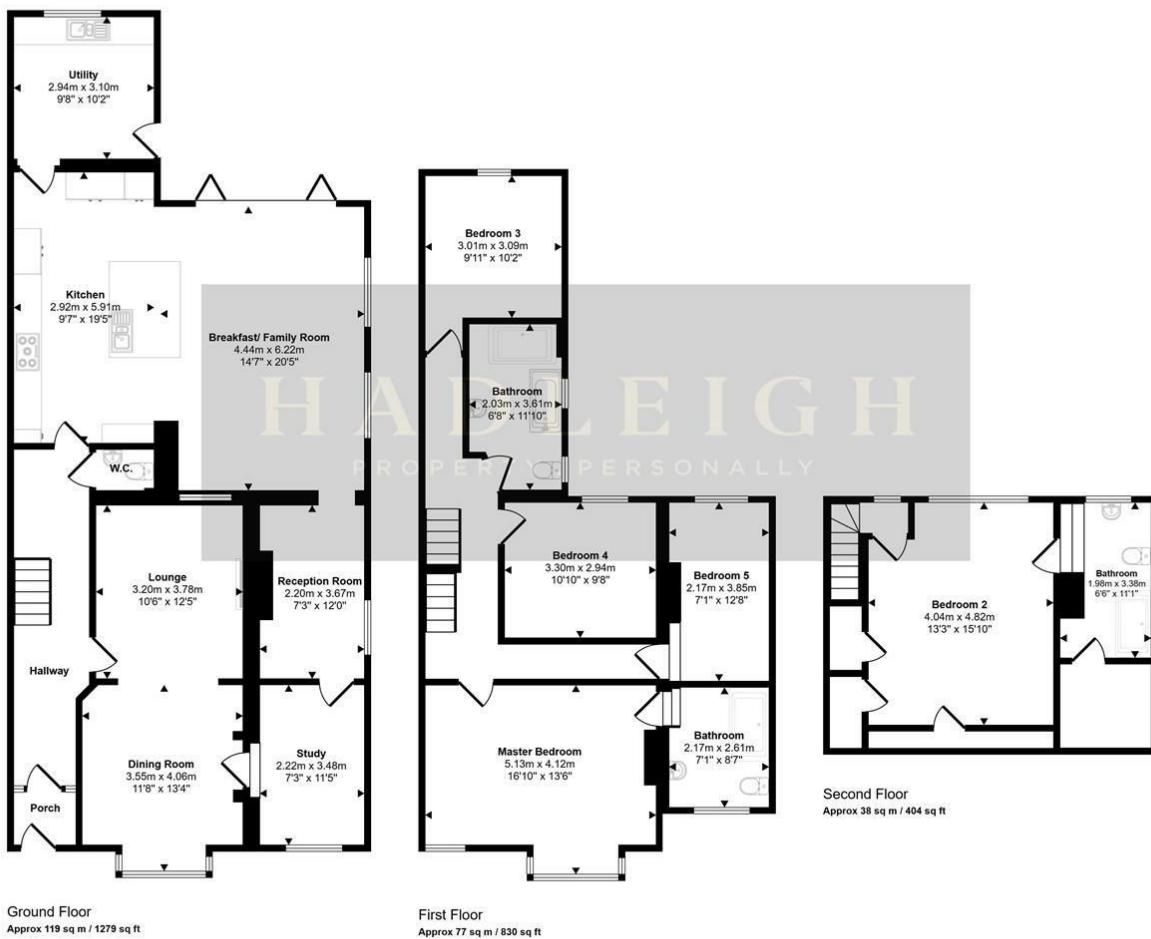
Tenure - Freehold

EPC - C

Council Tax Band - F

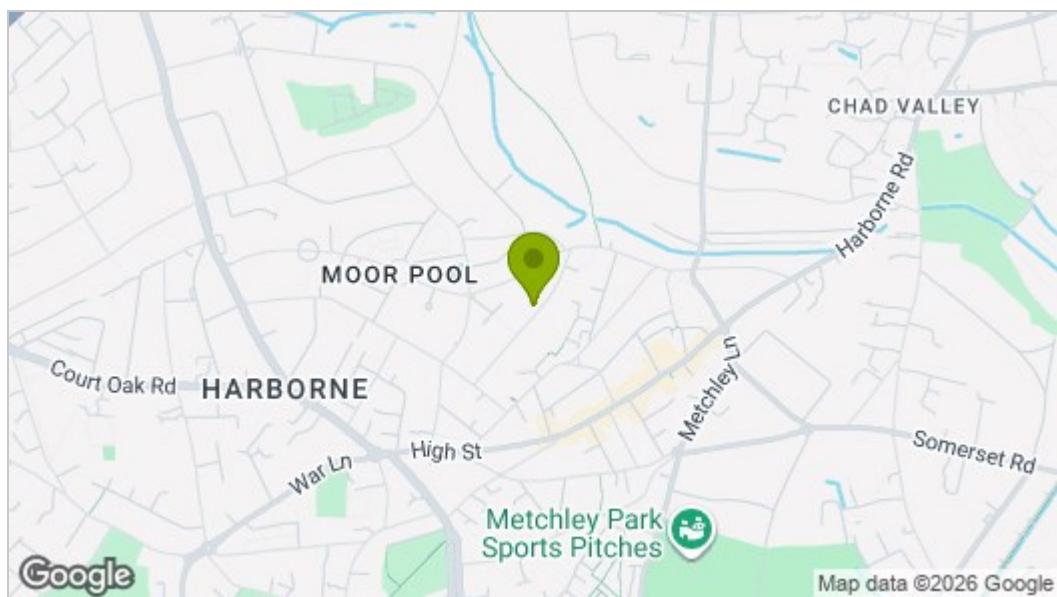
## Floor Plan

Approx Gross Internal Area  
233 sq m / 2513 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

