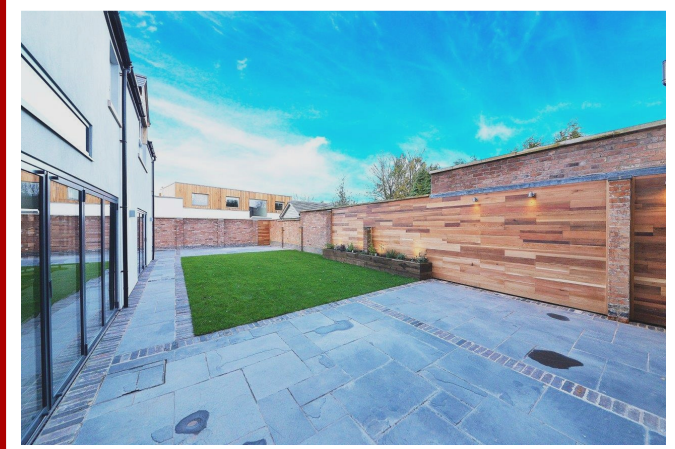




CHARTERED SURVEYORS & ESTATE AGENTS



78 Greenfield Road | Harborne | Birmingham | B17 0EE

Guide Price: £895,000

A beautifully refurbished double-fronted townhouse offering period charm mixed with superb modern features and facilities. The accommodation offers 3000 sq ft of space over two storeys including reception hall, stunning open-plan living/dining/kitchen, two reception rooms, utility, cloakroom, master bedroom with dressing room and en suite, four further double bedrooms (two with en suite), and a house bathroom. Small garage/store, off road parking, attractively landscaped garden.

#### SITUATION

Greenfield Road is a popular residential address, and the house is ideally situated for the convenience and facilities of nearby Harborne High Street which is just a 300m walk away.

#### SCHOOLS

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. Blue Coat School, Edgbaston High School for Girls, Hallfield Preparatory School, West House, St George's School, The Priory School, The King Edward Foundation Schools are all within three miles. Local state funded schooling includes Harborne Infant and Junior School at Station Road which is within approximately 400m of the property and Harborne Academy which is half a mile distant. Meanwhile Lordwood Girls and Boys Schools, and Lordwood Sixth Form Centre are within a mile.

#### MEDICAL FACILITIES

The recently redeveloped Queen Elizabeth Hospital is approximately half a mile away and provides state of the art medical facilities for the region. The BMI Edgbaston and Priory Hospitals are within one and two miles respectively, and The Birmingham Children's Hospital and City Hospital are within three and four miles respectively.

#### SHOPPING

Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall and Waitrose as well as chemists, greengrocers, butchers and newsagents.

In addition the City Centre offers some of the best shopping in the country. The famous Bullring Shopping Centre contains over 140 shops including one of the only Selfridges department stores outside of London and the exclusive Mailbox development is host to a range of designer outlets including Armani and Harvey Nichols.

#### TRANSPORT

There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 5 miles from Junction 3 of the M5 and Junction 6 of the M6.

Public transport by road and rail is also most convenient. Major bus routes into and out of the City Centre can be picked up on nearby Harborne High Street. The rail network can be joined at Fiveways Railway station which is two miles away and is one stop from Birmingham New Street Station.

#### SPORTS AND RECREATION

Edgbaston Priory Club, Edgbaston and Harborne Golf Clubs, The Archery Tennis Club and the Warwickshire County Cricket Ground are all within three miles of the house.

During the past few years, the area around Broad Street, linking Five Ways to the City Centre has been developed and improved to provide excellent business and recreational facilities. Within a mile stretch can be found the International Convention Centre, with its superb conference facilities and the world-renowned Symphony Hall. The National Indoor Arena, Birmingham Repertory Theatre, the Hyatt and Marriott Hotels and numerous brasseries, restaurants and coffee shops are all to be found there.

#### DESCRIPTION

78 Greenfield Road is a handsome double-fronted townhouse with classic painted rendered elevations set beneath a pitched slate roof. Providing approximately 3078 sq ft of accommodation over two storeys, the house has been comprehensively refurbished to a very high standard as well having a large extension to the rear providing a vast kitchen/family/dining room with additional accommodation upstairs.

The extensive refurbishment works have been carefully carried out by Kerwood Design & Build, a well-respected local company specialising in high-end refurbishments and new-build developments. Considerable financial investment combined with meticulous attention to detail has ensured a high standard finish whilst retaining the original character of the house, and providing comfortable modern and comfortable living space that is ideal for family life. Extensive insulation and an efficient heating system has secured an EPC rating of 78 which is a high 'C' grading; essentially providing the efficiency of a new house within the envelope of a period property. In brief, the comprehensive refurbishment works included:

- Full rewiring throughout
- Cat 6 cabling and CT100 coaxial cables to principal rooms
- New intruder alarm
- New central heating system (under floor heating to ground floor, radiators to first floor). Worcester Bosch gas central heating boiler.
- "Evohome" thermostatic heating controls (can be linked to smart phone/tablet and enables individual temperature control for each room)



- New Megaflow pressurised hot water system
- Internal wall insulation to all elevations
- Re-plastering throughout
- New double glazed windows throughout in original style
- New high quality kitchen and bathrooms
- Quality fitted carpets in non-tiled areas
- Freshly turfed garden with hard and soft landscaping and external lighting
- Roof mainly replaced and highly insulated (front roof pitch was reconditioned rather than replaced)
- Fully re-rendered externally

In further detail, this exceptional property comprises:

**Reception Hall** entered via original front door with reconditioned decorative stained glass panel. The view through the reception hall extends to the garden via the bi-folding doors from the dining area. Clever use of the space under the stairs provides hanging space for coats as well as a bench seat with integrated shoe storage.

**Open-Plan kitchen/living/dining room** opening off the reception hall and providing a most dramatic space with over 800 sq ft of floor area. Being set in an 'L' shape, the room provides an easily defined dining area, a large contemporary fitted kitchen and a superb living area. The main body of the room stretches over 58 ft in length. Four sets of bi-folding doors ensure that the space is engulfed with natural light as well as allowing the space to be fully integrated with the garden.

The German fitted kitchen by Leight is contemporary in style and of exceptional build and design quality. Offering a huge amount of cupboard and drawer space, as well as extensive "compact granite" work-surfaces and breakfast bar. Meile appliances include oven, steam oven, coffee machine, and induction hob. There are two wine fridges as well as full height integrated fridge and full height integrated fridge freezer..

In addition to the main kitchen/living/dining room there are **Two Further Reception Rooms** each having a beautiful large bay window to the front, and each having a feature exposed brick arch fireplace with wood burning stove. One of these rooms is accessed from the reception hall, whilst the other has double sliding doors which open to the kitchen, enabling it to form part of the open-plan function of the house, or to be closed off if desired.

Completing the ground floor accommodation, the **Utility Room** is situated off the dining area and having a glazed door leading to the garden, fitted units and stainless steel sink, space and plumbing for washing machine and tumble dryer. Off the utility room is a **Cloakroom WC**.

The main body of the first floor accommodation offers four double bedrooms including a fabulous **Master Suite** with a superb fitted **dressing Room** and **luxury bathroom** with free standing bath and walk-in shower. The Second Bedroom has an en suite shower room whilst bedrooms three and four share the stylish house bathroom.

Accessed via a spiral staircase from the kitchen/living area is a large **fifth bedroom** with en suite shower room. Being separate from the main body of the house, this large space is ideal for guest accommodation, a home office, games room, or a combination of all three.

#### OUTSIDE

To the front, the house is set behind a low level brick wall with iron railings. A pedestrian gate leads up a tiled pathway through the pleasantly landscaped fore-garden. To one side, iron gates open to the driveway parking which is set in front of a small garage/store with double timber doors. Direct access to the house from the garage/store can be gained via a door through to the kitchen.

The rear garden has been levelled and cleverly landscaped to create a most pleasant environment which integrates perfectly with the house, becoming an extension to the living space when all of the bi-folding doors are opened. A reclaimed brick wall provides an attractive boundary and some Cedar cladding and a raised flower bed to one wall adds interest and contrast. Up and down lighting to the rear elevations of the house, as well as lighting within the garden itself creates a dramatic atmosphere after dark. There are two slate paved terraces; one immediately to the rear of the house, and another to the bottom of the garden which is ideally placed to catch the evening sun. A Cedar gate to the bottom of the garden provides an external access from the garden to the front of the house.

**Tenure:** The property is understood to be Freehold. **The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

**Services:** All mains services are understood to be available and connected.

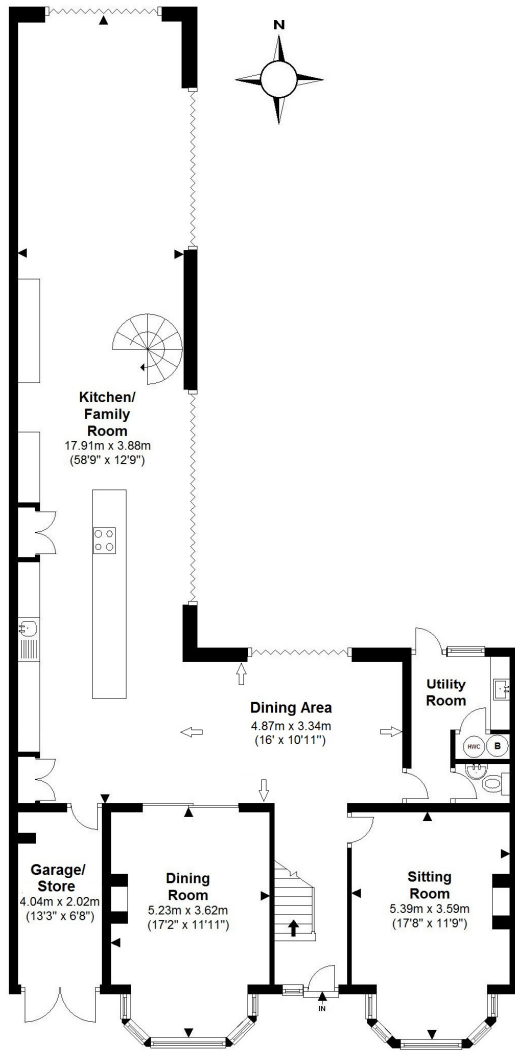
**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**Viewing:** Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham B15 3SH 0121 454 6930. Regulated by RICS.



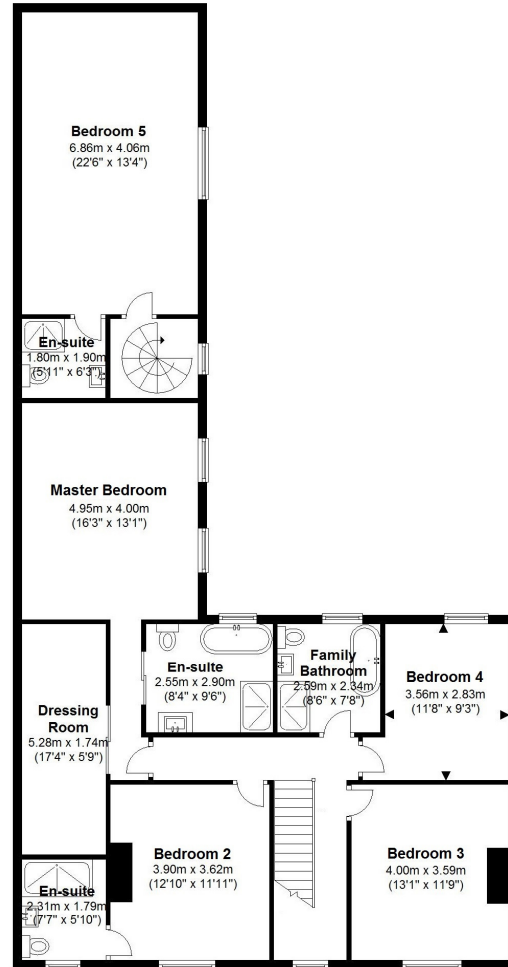
### Ground Floor

Approx. 145.3 sq. metres (1563.5 sq. feet)



### First Floor

Approx. 140.7 sq. metres (1514.6 sq. feet)



Total area: approx 286 sq.metres [3078.1 sq.ft]

For illustrative purposes only. Not to scale. Measurements are approximate.  
Please check all information before making any decisions.  
This Floor Plan was produced by Daniel Raine Ltd.  
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7 Church Road | Edgbaston | Birmingham | B15 3SH | 0121 454 6930 | [www.robertpowell.co.uk](http://www.robertpowell.co.uk)

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