



Hartledon Road, Birmingham B17 0AA

welcome to

Hartledon Road, Birmingham

A characterful and beautifully presented period terraced home situated in this popular central Harborne location in close proximity to the many amenities on the High Street. This property combines fantastic contemporary living whilst retaining plenty of original period features throughout

Agent Note

This property is council tax band C.

Dining Room

13' x 12' 1" (3.96m x 3.68m)

Double glazed window to front, ceiling light point, feature fireplace with inset gas log burner, wooden floorboards, space for dining table, shelving, central heating radiator.

Lounge

15' 6" x 12' 1" (4.72m x 3.68m)

Double glazed window to rear, ceiling light point, feature fireplace, wooden floorboards, door to stairs to first floor, door to kitchen, storage cupboard.

Kitchen

12' 4" x 6' 6" (3.76m x 1.98m)

Double glazed door to side, ceiling light point, tiled floor and part tiled walls, integrated gas oven and electric hob, range of wall & base units with worktops over, wall mounted boiler, space for fridge freezer, plumbing for washing machine & dishwasher, sink & drainer with mixer tap.

Sunroom

13' x 5' 10" (3.96m x 1.78m)

Double glazed windows surround and glass roof with door to side, part brick built, wall light points, laminate flooring, central heating radiator.

Landing

Doors to two bedrooms and bathroom, laminate flooring, wall lights.

Bedroom 1

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed windows to front, wooden floorboards, ceiling light point, built in storage cupboard, central heating radiator.

Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to rear, ceiling light point, wooden floorboards, stairs to loft room.

Loft Room

18' 5" x 12' 2" (5.61m x 3.71m)

2 X skylight windows, ceiling & wall light points, wooden floorboards (currently used as a dressing room).

Bathroom

13' 1" x 6' 4" (3.99m x 1.93m)

Double glazed frosted window, fully tiled floor & walls, ceiling spotlights, wash hand basin fitted into cupboard & mirror above, claw foot bathtub with mixer tap & shower head attachment, shower cubical with glass doors, low level flush w/c, fitted single cupboard.

Front Garden

Small wall & gate around front of garden, shared gate and path with neighbour, outside light.

Rear Garden

Brick built BBQ, mainly laid to lawn, pathway up garden, patio area, fencing & large bushes for privacy, access to sunroom.

Parking

On street parking.





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welcome to

Hartledon Road, Birmingham

- Two/Three Bedroom Property
- Traditional Mid-Terraced
- Sought-After Location in Harborne
- Two Reception Rooms
- Staircase from Second Bedroom Leading into Loft Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

PRICE: £350,000



Total floor area 104.2 m² (1,121 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



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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



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