



## Gordon Road

Harborne, Birmingham, B17 9HB

£1,250 Per Calendar Month



A well presented traditional mid terraced property situated in this sought after location in the heart of Harborne Village. The property provides spacious and traditional internal living accommodation with an extended kitchen breakfast room to the rear of the property and private rear garden. Available from Early January 2024 on an Unfurnished Basis. EPC Rating - E

The property briefly comprises entrance hall with under stairs storage cupboard, front and rear reception rooms, extended kitchen breakfast room with a mixture of wall and base units with work surfaces over and splashback tiling, asterite sink and drainer, free standing fridge, freezer, oven, washing machine, tumble dryer and dishwasher, two double bedrooms with one having built-in storage and a family bathroom comprising low level WC, pedestal wash hand basin, large bath with rain head shower above.



## FRONT AND APPROACH

### ENTRANCE HALL

FRONT RECEPTION ROOM 13'2" into bay x 8'10" (4.01 into bay x 2.69)

REAR RECEPTION ROOM 13'2" x 11'3" (4.01 x 3.43)

KITCHEN BREAKFAST ROOM 12'5" max x 16'4" (3.78 max x 4.98)

### FIRST FLOOR LANDING

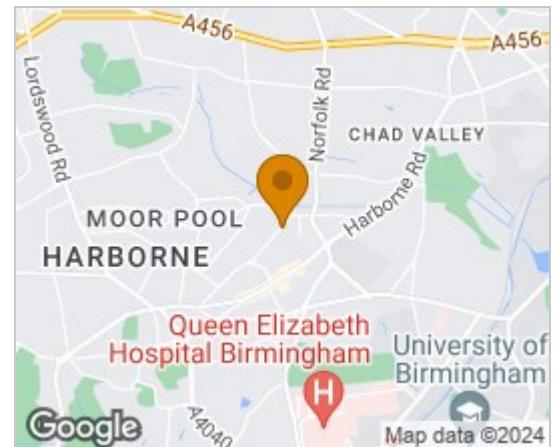
BEDROOM ONE 13'2" x 11'3" (4.01 x 3.43)

BEDROOM TWO 11'3" x 10'4" (3.43 x 3.15)

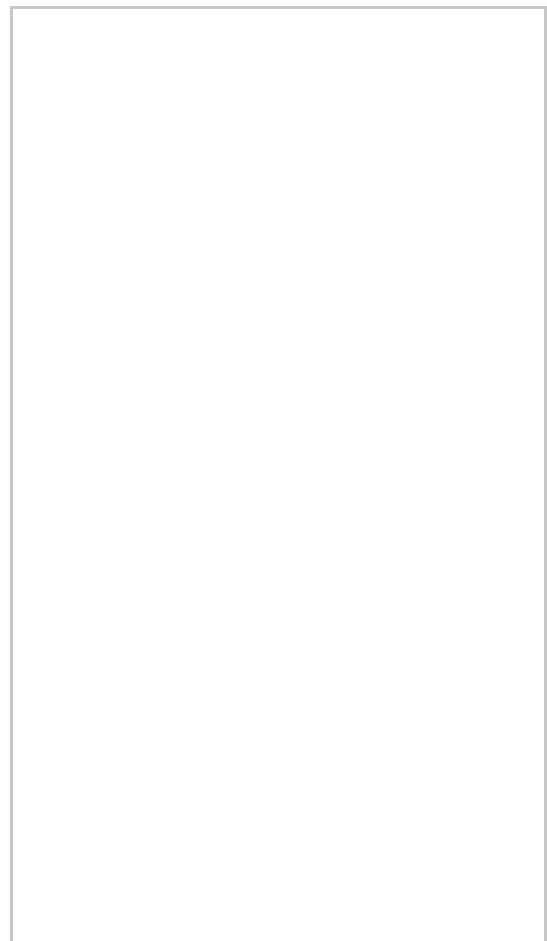
### BATHROOM

### REAR GARDEN

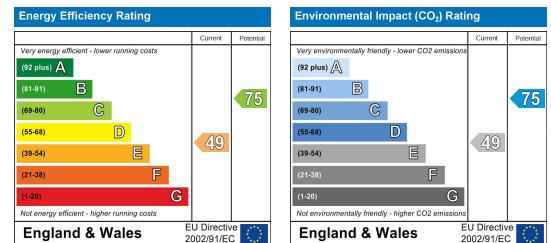
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.