

# HUNTERS<sup>®</sup>

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## Gordon Road

Harborne, Birmingham, B17 9EY

Offers Over £350,000



An immaculately 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 a host of retained original features and an extended kitchen breakfast room to the rear of the property. Ideal for both first time buyers or investment.

The property benefits from double glazing where specified and has gas central heating, set back from the road with a secluded front courtyard, the property briefly comprises entrance hall, front and rear reception rooms, a spacious kitchen breakfast room and a downstairs WC completing the downstairs. The upstairs accommodation includes two very good sized double bedrooms and a family bathroom. The property is completed with a very generously sized tiered rear garden.

Situated in this excellent location on this extremely popular residential street in the heart of Harborne Village in very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. Medical staff and academics will love the proximity to Queen Elizabeth Hospital and University of Birmingham University, whilst those relying on the motorway network have the options of the M6, M40 and M42 via M5, Junction 1 around four miles away. Popular destinations within the area include Birmingham Botanical Gardens, Edgbaston Priory Club with the NIA, Symphony Hall and theatres in the city centre.





## Front and Approach

A blue brick pathway and steps lead to the entrance, with a decorative stone fore-garden with a dwarf wall boundary.

## Entrance Hall

A hardwood entrance door leads into the vestibule with a secondary wooden glazed door into the hallway, with a cast iron original style radiator, decorative cornice and doors into:

Front Reception Room 13'4" into bay x 10'1" max (4.06m into bay x 3.07m max)

With a double glazed bay window to front elevation with fitted shutter blinds, cast iron original style radiator, feature timber mantelpiece with tiled surround and hearth and gas fire inset and decorative ceiling rose and cornice.

Rear Reception Room 14'6" max x 13'3" max (4.42m max x 4.04m max)

With a double glazed sash style window to rear elevation, cast iron original style radiator, stairs to first floor, feature timber mantelpiece with decorative cast iron open fire and tiled hearth and a door into:

Breakfast Kitchen 19'6" x 7'6" max (5.94m x 2.29m max)

An extended kitchen which has a double glazed window to side elevation, obscure square glass block window to rear elevation and doors out to the rear garden. The kitchen comprises of wall and base level units, granite worktops with matching up-stand and integrated drainage and a sunken butler style sink, integrated oven with gas hob and extraction unit above, integrated dishwasher and washing machine and space for fridge freezer with a cast iron original style radiator and housing the central heating boiler.

## Downstairs WC

Partly tiled with obscure square glass block window to rear elevation, comprising low level WC, wall mounted sink unit, panel radiator and extractor fan.

## First Floor Landing

Providing access into:

Bedroom One 12'1" x 11'4" (3.68m x 3.45m )

With a double glazed window to front elevation, cast iron original style radiator, fitted wardrobes either side of a decorative cast iron fireplace.

Bedroom Two 10'5" x 11'4" (3.18m x 3.45m)

With a double glazed sash style window to rear elevation, built-in storage cupboard, loft access and cast iron central heating radiator.

## Bathroom

Partly tiled with a double glazed window to rear elevation comprising low level WC, pedestal wash hand basin, bath with mixer taps and separate rain-head shower above, chrome heated towel rail and panel radiator and extractor fan.

## Rear Garden

Patio space across the side and rear of property and a pathway leading to the top of the garden which has a decorative tiered area and garden shed with a lawn area in-between.

## Area Map



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## Energy Efficiency Graph

