

## Northfield Road, Harborne, Birmingham, B17 0ST

- Traditional Terraced Home in Popular Harborne Location
- In Close Proximity Harborne High Street
- Large Secluded Rear Garden
- No Upward Chain
- Two Double Bedrooms
- Two Reception Rooms with both Downstairs and Upstairs Bathrooms
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - E

**Offers In The Region Of £280,000**





# Northfield Road, Harborne, Birmingham, B17 0ST

## DESCRIPTION

A fully refurbished two bedroom Victorian terraced home situated in this popular central Harborne location in close proximity to the many amenities on the High Street. This two-bedroom property combines fantastic contemporary living whilst retaining plenty of original tradition throughout. Benefitting from No Upward Chain this property is ideal for investment or a first time purchase.

The property provides gas central heating and is fully double glazed, set back from the street via an enclosed courtyard to the front leading to the property entrance. A UPVC porch has an entrance door that leads directly into the front reception room, with a large bay window and access to the rear reception room, which includes access to the first floor with plenty of storage available underneath. Off the rear reception room towards the rear of the property is a re-fitted kitchen comprising wall and base level units with complimentary work surfaces and splash-back. There is an integrated oven with electric hob and extractor fan above, with space for other kitchen appliances. A downstairs shower room completes the ground floor.

The upstairs accommodation provides two spacious double bedrooms, with the main bedroom including some built-in storage. The property is completed with a new partly-tiled bathroom suite, complete with WC, vanity sink unit, and a bath with separate electric shower.

Outside at the rear is a large rear garden including a private patio area and gated access to a large lawn area with a variety of mature plants and bushes throughout.









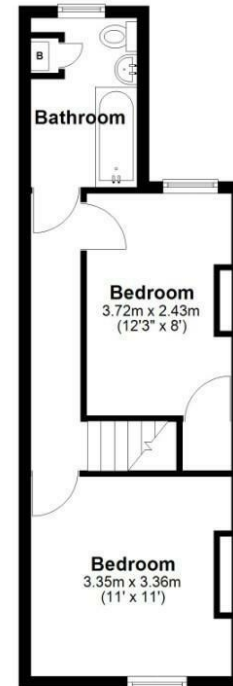
### Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.3 sq. feet)



Total area: approx. 69.7 sq. metres (749.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

### Viewings

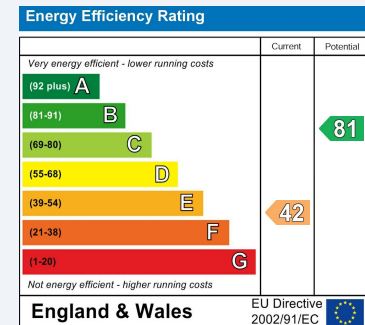
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.