

# ENGLANDS



229 High Street  
Harborne, Birmingham, B17 9QG

£276,000







## PROPERTY DESCRIPTION

An excellently located two bedroom property in Harborne. This terrace residence benefits from having living room, fitted kitchen, ground floor WC, garden room, first floor bedroom, good sized bathroom, further bedroom on the second floor and rear garden.

Harborne High Street is situated between Station Road and Albany Road. It is ideal for access to the excellent shopping and other amenities on and around the High Street, also regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to Harborne Leisure Centre and a number of medical centres including the Queen Elizabeth complex.

The property itself is set back from the road by a fore garden and hedge, providing some privacy. There is no chain.

An internal viewing is highly recommended to fully appreciate the details of the accommodation on offer.



Tel: 01214271974





Entrance door leads into:

## LIVING ROOM

4.09m max x 3.51m max (13'5" max x 11'6" max)

Having wooden style flooring, radiator, ceiling light point, coving to ceiling, UPVC double glazed sash window and fireplace with marble hearth.

## INNER HALL

Having ceiling light point, wooden style flooring and stairs to first floor accommodation.

## KITCHEN

3.52m max x 3.47m max (11'6" max x 11'4" max)  
Having wooden style flooring, ceiling light point, radiator, a range of wall and base units with worktop over, Hotpoint gas hob with extractor fan over, Hotpoint electric oven, plumbing for washing machine, single bowl sink drainer with mixer tap over, UPVC double glazed window, partial tiling to walls, integrated Indesit dishwasher and door for basement access.

## INNER LOBBY

## GROUND FLOOR WC

Having low flush WC, partial tiling to walls, wall light and hand wash basin with mixer tap over.

## GARDEN ROOM

4.94m max x 2.75m max (16'2" max x 9'0" max)  
Having wooden style flooring, two radiators, recessed ceiling spotlights, UPVC double glazed windows and French doors leading to garden.

Stairs rising to first floor accommodation.

## LANDING

Having two ceiling light points.



## BEDROOM ONE FRONT

3.74m max x 3.53m max (12'3" max x 11'6" max)  
Having two ceiling light points, radiator, UPVC double glazed sash window overlooking front elevation and built in wardrobe.

## BATHROOM

Having vinyl flooring, two ceiling light points, radiator, partial tiling to walls, pedestal hand wash basin with mixer tap over, wall light, UPVC double glazed obscured window, low flush WC, walk in shower with wall mounted electric shower, extractor fan and panelled bath tub.

Stairs rising to second floor accommodation.

## BEDROOM TWO

3.96m max x 5.45m max (12'11" max x 17'10" max)  
Having wooden flooring, Velux window, ceiling spotlights, radiator, UPVC double glazed window overlooking garden and built in storage cupboards.

## OUTSIDE

## GARDEN

Having paved seating area, lawn and fence panels to three sides.

## ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: Freehold





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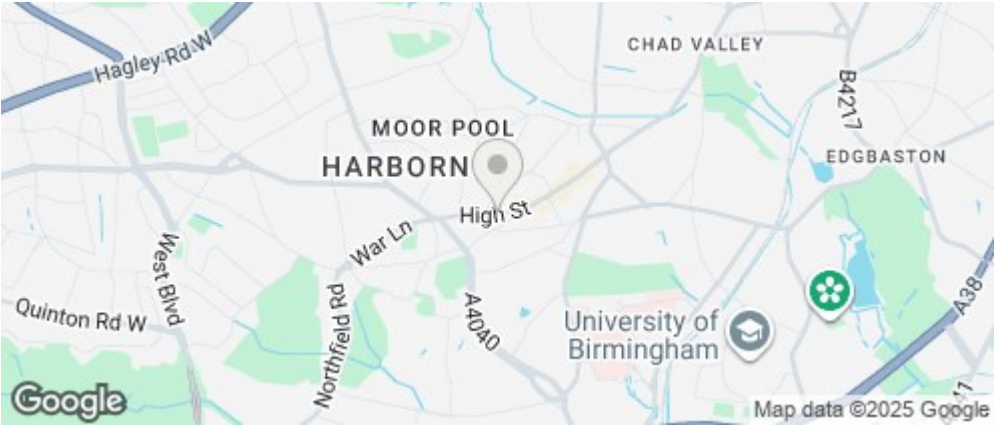


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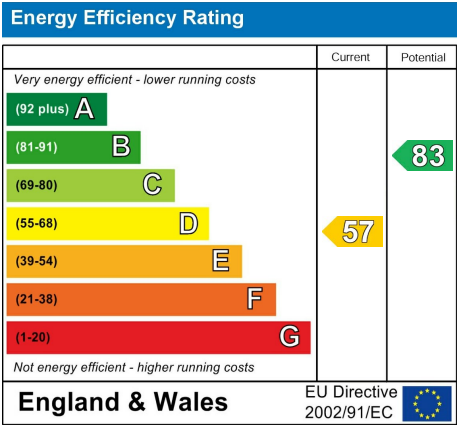




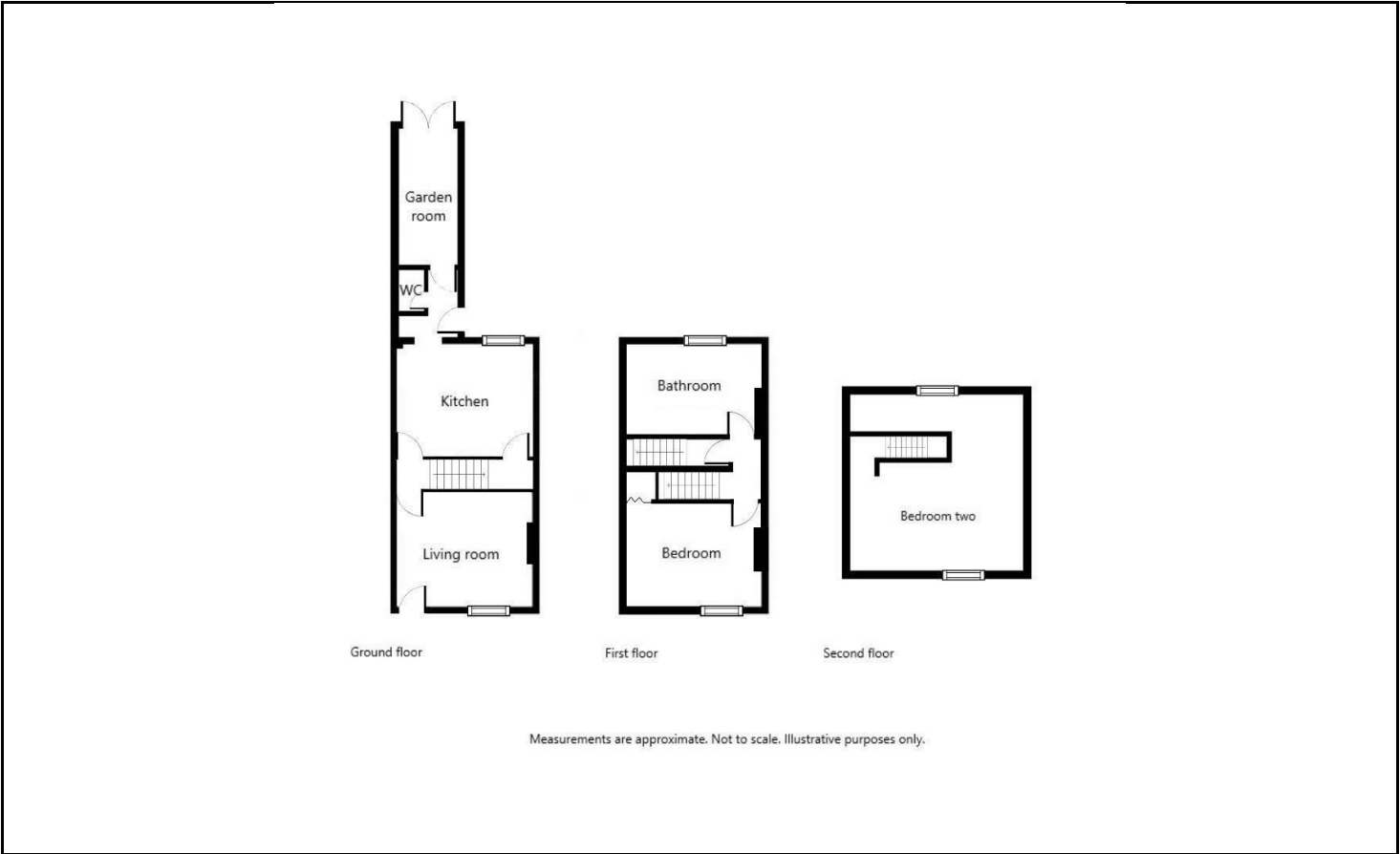
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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