

ENGLANDS



85 Hartledon Road

Harborne, Birmingham, B17 0AA

£320,000





PROPERTY DESCRIPTION

A well-situated traditional terraced property in Harborne, having two reception rooms, fitted kitchen, ground floor WC/utility room, two bedrooms, bathroom and rear garden.

Hartledon Road is located between War Lane and Victoria Road. It is readily accessible to the Queen Elizabeth Medical Complex, The University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street, good local primary schools, two golf courses and regular transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself is setback from the road behind a small fore garden with boundary wall and pathway.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:





Entrance door leads into:

LIVING ROOM

3.29m max x 3.44m max (10'9" max x 11'3" max)

Having wooden flooring, ceiling light point with ceiling rose, two wall lights, picture rail, radiator, double glazed bay window, fitted shelving and storage cupboards either side of chimney breast, and ornate fireplace with wooden surround and tiled insert and hearth.

DINING ROOM

4.81m max x 3.65m max (15'9" max x 11'11" max)
Having original quarry tiled flooring, ceiling light point with ceiling rose, two wall lights, vertical radiator, double glazed window and ornate fireplace with wooden surround and tiled insert and hearth. Good sized understairs storage cupboard.

FITTED KITCHEN

Having tiled flooring, a range of wall and base units with wooden style worktop, two single glazed windows, integrated electric oven with gas hob and extractor fan over, partial tiling to walls, ceiling light point, 1 1/2 bowl sink drainer with mixer tap over, integrated fridge and freezer. Radiator. Leading into:

INNER LOBBY

Having tiled flooring, ceiling light point, built in storage cupboard housing Worcester combi gas boiler and part glazed door leading to garden.

UTILITY/GROUND FLOOR WC

1.97m max x 1.50m max (6'5" max x 4'11" max)

Having tiled flooring, plumbing for washing machine, wooden style worktop, double glazed window, low flush WC, hand wash basin with tiled splashback, radiator and ceiling light point.

Door from dining room leads to stairs rising to first floor accommodation.

LANDING

Having two ceiling light points and loft access.

BEDROOM ONE FRONT

3.68m max x 3.46m max (12'0" max x 11'4" max)

Having ceiling light point, double glazed window, radiator and built-in storage cupboard.

BEDROOM TWO

2.73m max x 3.75m max (8'11" max x 12'3" max)

Having ceiling light point, radiator and double glazed window.

BATHROOM

Having tiled effect vinyl flooring, panelled bathtub, shower cubicle with wall mounted showerhead, towel rail, low flush WC, hand wash basin with mixer tap over, double glazed part obscured window, extractor fan and recessed ceiling light points.

OUTSIDE

REAR GARDEN

Having paved side area, lawn with paved pathway, fence panelling to three sides and a range of evergreen shrubs and trees. Gate providing rear access.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C



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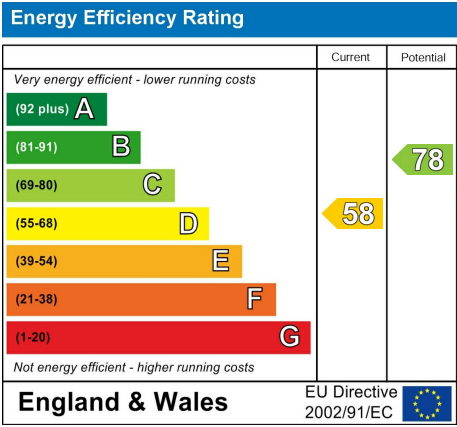
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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