

# ENGLANDS



75 Gordon Road

Harborne, Birmingham, B17 9HA

£335,000





## PROPERTY DESCRIPTION

Beautifully presented throughout, this delightful terraced property in central Harborne is a must-see. The current owner has considerably improved and reconfigured the property to an excellent standard and it now comprises: two reception rooms, fitted kitchen with integrated appliances, Worcester Bosch gas combi boiler, utility room with shower and WC on the ground floor and two bedrooms and bathroom on the first floor. The property also has the benefit of a private enclosed rear garden. It is being sold with the benefit of no upward chain.

Gordon Road is situated in central Harborne, being just a short walk away from the high street with its superb range of shops, restaurants and bars and also the enviable presence of both Waitrose and Marks & Spencer. The Queen Elizabeth Hospital, University of Birmingham and Birmingham city centre are also within easy reach.

The property is set back from the road by a dwarf retaining wall, gravel bed and steps up to recently fitted composite entrance door with obscured glazed panels, leading into:



Tel: 01214271974



## HALLWAY

Having ceiling light point, fitted storage cupboard, wood-style flooring, and stairs rising to first floor accommodation.

## SITTING ROOM

4.12 max into bay x 3.05 max into recess (13'6" max into bay x 10'0" max into recess )

Having UPVC double glazed bay window to the front with fitted shutters, cupboard housing the meters, wood-style flooring, picture rail, coving to ceiling, ceiling light point and radiator.

## DINING ROOM

4.04 max x 3.72 max (13'3" max x 12'2" max)

Having double glazed window overlooking the rear, radiator, ceiling light point, picture rail, coving to ceiling and useful under stairs storage cupboard.

## FITTED KITCHEN

2.76 max x 2.14 max (9'0" max x 7'0" max )

Having a range of matching gloss-fronted wall and base units, recessed ceiling spotlights, composite worksurfaces, single bowl stainless steel sink drainer with multidirectional mixer tap over, integrated fridge and freezer, dishwasher, integrated NEFF electric oven with NEFF induction hob over and extractor fan, splashback to rear of hob, double glazed UPVC window, and UPVC part glazed door leading out to the rear of the property, and wall-mounted Worcester gas Combi boiler. Tiled flooring.

## UTILITY/SHOWER ROOM/WC

2.66 max x 2.11 max (8'8" max x 6'11" max )

Having good-sized shower cubicle with tiling to walls, extractor fan, recessed ceiling spotlights, low flush WC with concealed cistern, wash basin with mixer tap over and vanity storage below, part tiled to splashback, vertical radiator, tiled floor, UPVC double glazed window with obscured glass, plumbing for washing machine, composite worksurfaces and storage below.

Stairs rising to first floor accommodation.

## LANDING

Having ceiling light point and useful built-in storage cupboard with loft access hatch having integrated ladder. We are advised the loft is boarded and used for storage.

## BEDROOM ONE

4.02 max into recess x 3.45 max (13'2" max into recess x 11'3" max )

Having UPVC double glazed window overlooking the front, radiator, ceiling light point and picture rail.

## BEDROOM TWO

3.7 max x 2.53 max (12'1" max x 8'3" max)

Having UPVC double glazed window overlooking the rear, ceiling light point and radiator.

## BATHROOM

Having panelled bath with wall-mounted electric shower over, part complementary tiling to walls, tiled flooring, vertical radiator, low flush WC, wash basin with mixer tap over and fitted into vanity storage below, ceiling light point, extractor fan and UPVC double glazed window with obscured glass.

## OUTSIDE

Attractive enclosed rear garden, having paved seating area, fence panels to three sides, raised border with flowers, further rear seating area with gravel bed and gate for access to the rear.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band - C



# ENGLANDS

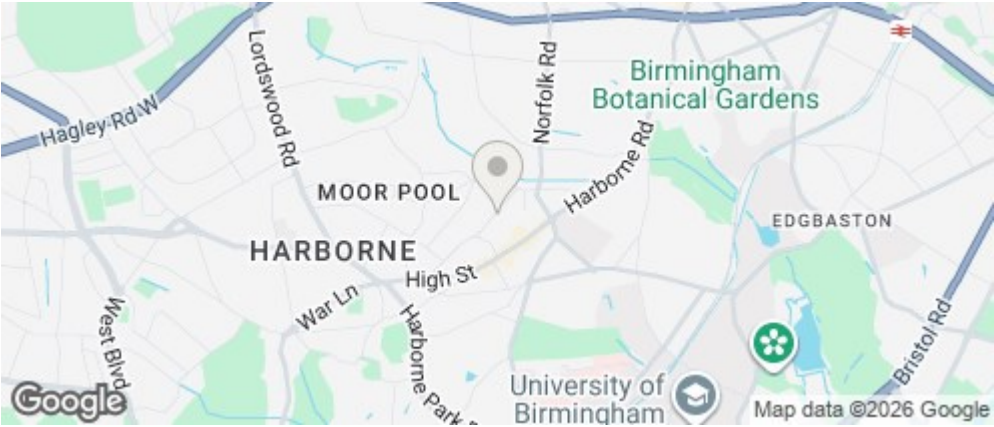




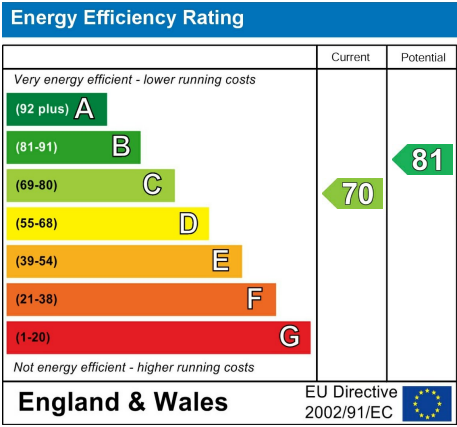
# ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.