

# ENGLANDS



21 Gordon Road  
Harborne, Birmingham, B17 9HA

£349,950





## PROPERTY DESCRIPTION

Delightful end-terraced property having recently undergone extensive improvements throughout including newly fitted kitchen with integrated appliances, new damp proof course, new boiler and plumbing, newly fitted carpets and replacement windows where specified. Plus chrome sockets and switches throughout.

Gordon Road is conveniently situated between Station Road and Park Hill Road, being walking distance to Harborne High Street, known for its excellent amenities and regular transportation services to the City Centre, offering a variety of leisure, entertainment and shopping options. The location also provides easy access to the Queen Elizabeth Medical Centre, the University of Birmingham, as well as reputable local primary schools and Harborne Leisure Centre.

The property briefly comprises two reception rooms plus dining room, newly fitted kitchen with appliances, two bedrooms, bathroom and rear garden. We recommend viewing in order to fully appreciate the accommodation on offer.



Tel: 01214271974



## HALLWAY

Having floor matting and ceiling light point. Wall-mounted electric meter and fuse box. Alarm keypad

## FRONT RECEPTION ROOM

4.122 max into bay times 2.973 max into recess. (13'6" max into bay times 9'9" max into recess.) Having UPVC double glazed bay window to the front, exposed brick alcove, radiator, meter cupboard and ceiling light point. Glazed double doors leading to the hallway.

## REAR RECEPTION ROOM

4.006 max into recess x 3.702 max (13'1" max into recess x 12'1" max) Having feature cast iron fireplace, double glazed UPVC window overlooking the rear, radiator, ceiling light point, stairs rising to first floor accommodation and archway, leading through to:

## KITCHEN

2.671 max x 2.04 max (8'9" max x 6'8" max) Having recently been re-fitted to include a range of matching Loch Anna wall and base units, integrated appliances include Bosch gas hob with Bosch electric oven below and wall mounted Bosch extractor fan above, Bosch dishwasher, Hoover washing machine and Bosch fridge freezer. Stainless steel single bowl sink drainer with mixer tap over, cupboard housing the wall-mounted Biasi gas Combi boiler with wireless control unit, recessed ceiling spotlights, oak-style worksurfaces, quarry tiled floor, UPVC double glazed window and UPVC door with double glazed panel leading out to the rear.

## DINING ROOM

2.72 max x 2.08 (8'11" max x 6'9") Having quarry tiled floor, ceiling light point, replacement UPVC double glazed window to the side and radiator.



## STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having ceiling light point and loft hatch access.

## BEDROOM ONE - FRONT

3.977 max x 3.433 max into recess (13'0" max x 11'3" max into recess) Having double glazed UPVC window overlooking the front, radiator, cast iron fireplace and ceiling light point.

## BEDROOM TWO - REAR

3.749 max x 2.536 max into recess (12'3" max x 8'3" max into recess) Having double glazed UPVC window overlooking the rear elevation, radiator and ceiling light point.

## BATHROOM

2.73 max x 2.12 max (8'11" max x 6'11" max ) Having freestanding clawfoot bath with mixer tap and showerhead over, recessed ceiling spotlights, complementary tiled walls, shower cubicle with wall panels and wall mounted dual showerhead, pedestal wash hand basin, extractor fan, radiator, low flush WC, UPVC double glazed window and vinyl flooring.

## OUTSIDE

Enclosed rear patio garden.

## ADDITIONAL INFORMATION

COUNCIL TAX BAND - C

TENURE : FREEHOLD



# ENGLANDS





# ENGLANDS





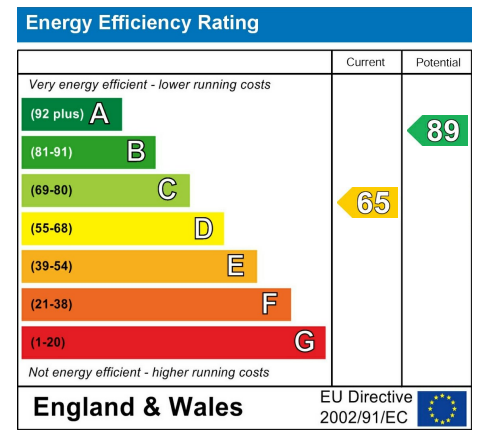
# ENGLANDS



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.