

ENGLANDS



30 Hartledon Road

Harborne, Birmingham, B17 0AD

£338,000





PROPERTY DESCRIPTION

Delightful two bedroomed terraced property being tastefully decorated throughout. Conveniently located on Hartledon Road, this house has two reception rooms, fitted kitchen, two bedrooms and bathroom on the first floor and excellent converted loft space on the second floor, accessed by staircase.

Hartledon Road is well-situated 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 is set back from the road by a small boundary wall with hedging, blue brick pathway and steps leading to entrance door with glazed panel over leading into:

SITTING ROOM

3.98m into bay x 3.6m max (13'0" into bay x 11'9" max)

Having wood-style flooring, original bay window with stained glass panels above, radiator, coving to ceiling, ceiling light point, ornate fire surround with decorative tiles, tiled hearth and timber mantelpiece, fitted shelving and storage cupboards either side of chimney breast.

INNER LOBBY

Having tiled effect floor and useful storage cupboard with fitted light and electrical point.

DINING ROOM

3.75m max x 3.62m max (12'3" max x 11'10" max)
Having wood-style flooring, ceiling light point, radiator, panelling details to walls and UPVC double glazed window overlooking the rear. Leads into:

KITCHEN

4.29m max x 1.93m max (14'0" max x 6'3" max)
Having a range of matching wall and base units, one containing the wall-mounted Ideal gas Combi boiler. Marble-style work surfaces, ceramic sink with mixer tap over, integrated appliances include slimline dishwasher, induction hob, electric fan oven and microwave, and wall-mounted extractor fan. Two UPVC double glazed windows, UPVC double glazed door leading out to the rear, recessed ceiling spotlights, wood-style flooring and part complementary tiling to walls. In addition, there are appliance spaces.

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

LANDING

Having ceiling light point, plus recessed ceiling spotlights and built-in cupboard having fitted shelving plus space for tumble dryer.

BEDROOM ONE - FRONT

3.64m max x 3.45m max (11'11" max x 11'3" max)

Having exposed wooden flooring, radiator, picture rail, ceiling light point, two UPVC double glazed windows overlooking the front and useful built-in cupboard.

BEDROOM TWO

2.94m max x 2.71m max (9'7" max x 8'10" max)

Having wood style flooring, UPVC double glazed window overlooking the garden, radiator and ceiling light point.

BATHROOM

3.17m max x 1.99m max (10'4" max x 6'6" max)

Having panelled bath with mixed tap over, wash basin inset into vanity storage unit with mixer tap over, UPVC double glazed window with obscured glass, and shower cubicle with wall-mounted shower. Extractor fan, ceiling light point, further wall light, tiled floor with underfloor heating, complementary tiling to walls and vertical towel rail style radiator.

Stairs rising to second floor accommodation.

CONVERTED LOFT SPACE

5.2m max x 3.63m max (17'0" max x 11'10" max)

Having double glazed Velux window with integrated blind, laminate flooring, radiator and two ceiling light points. Please note, parts of the room have restricted head height.

OUTSIDE

Southerly facing garden. Side paved area, with wall-mounted tap, blue brick seating area and steps up to lawn with further rear seating area. Enclosed by fence panels and brick wall boundary and having a range of evergreen shrubs and flowers. Gate providing rear access.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: C



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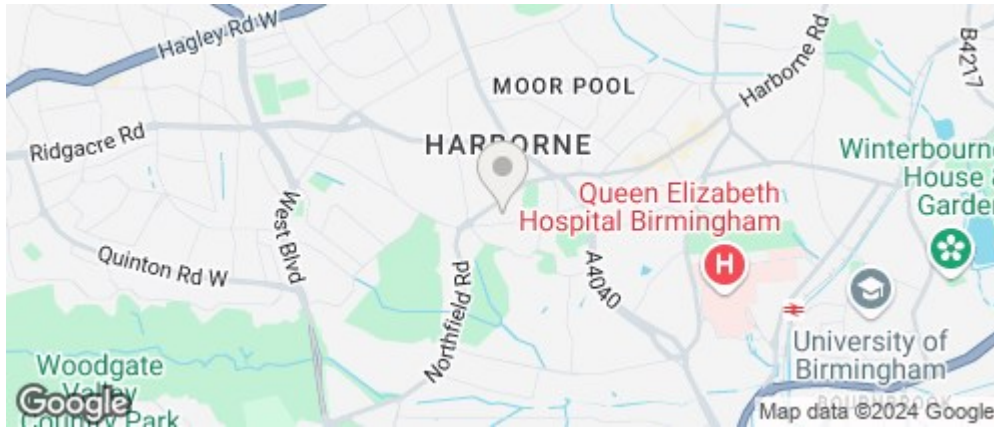




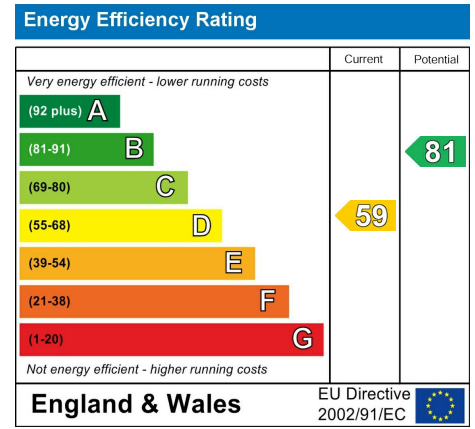
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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