

# ENGLANDS



144 Gordon Road  
Harborne, Birmingham, B17 9EY

£332,000







## PROPERTY DESCRIPTION

Traditional end-terraced property being very well located close to Harborne High Street and enjoying pleasant views from both front and rear aspects. This delightful property has retained some lovely original features and has the benefit of a newly fitted replacement gas combi boiler.

Situated on Gordon Road it is readily accessible to the Queen Elizabeth Hospital, Birmingham University and Birmingham City Centre. NO CHAIN.

Briefly comprising front garden, spacious open-plan living/dining room with cottage-style beams, with the option of additional home-working space under the stairs, fitted kitchen, rear lobby, bathroom, three bedrooms and a south-easterly facing garden. Viewing is highly recommended in order to fully appreciate the accommodation on offer.







The property is set back from the road by a low-maintenance slate front garden with dwarf retaining wall, gated passageway to rear and pathway to panelled entrance door with glazed fan light. Further overhead glazed panel leads into vestibule. Multi-pane glazed inner door leading into:

## LOUNGE/DINING ROOM

7.22m max x 3.85m max (23'8" max x 12'7" max)  
Having plenty of natural light with front multi-pane timber bay window and UPVC double-glazed window overlooking the rear garden, two radiators, horseshoe-shaped cast iron fireplace with matching hearth and fire surround. Dado rail, cottage-style beamed ceiling, two ceiling light points and stairs rising to first floor accommodation.

## KITCHEN

3.89m max x 2.27m max (12'9" max x 7'5" max)  
Having a range of matching wall and base units, integrated Electrolux electric oven with gas hob over and wall-mounted extractor fan, 1 1/2 bowl stainless steel sink drainer with mixer tap over, UPVC double-glazed windows wood-style flooring and two ceiling light points. Cupboard housing the newly fitted BAXI wall-mounted gas combi boiler and plumbing for washing machine. In addition, space for dishwasher plus further appliance space. Door from kitchen leads to:

## REAR LOBBY

Having ceiling light point, useful storage cupboard, wood-style flooring and door out to rear garden.

## BATHROOM

2.3m max x 1.8m max (7'6" max x 5'10" max)  
Having panel bath with wall-mounted electric shower over and folding side screen, new UPVC double-glazed window with obscured glass, Xpelair extractor fan, radiator, pedestal wash basin, part complementary tiling to walls, low flush WC, ceiling light point and mirror with wall-mounted shaving light.

## STAIRS RISING TO FIRST FLOOR ACCOMMODATION

## LANDING

Having ceiling light point, loft access hatch and useful storage cupboard.

## BEDROOM ONE - FRONT

3.94m max x 3.35m max (12'11" max x 10'11" max)  
Having double-glazed multi-pane timber windows with attractive views over Harborne's Old Fire Station and trees, three ceiling light points and radiator.

## BEDROOM TWO - REAR

3.82m max x 2.3m max (12'6" max x 7'6" max)  
Having radiator, ceiling light point and UPVC double-glazed window overlooking the rear garden.

## BEDROOM THREE

3.87m max x 2.22m max into recess (12'8" max x 7'3" max into recess)  
Currently used as a study. Having ceiling light point, radiator, UPVC double-glazed-window with new glazing overlooking the rear garden.

## OUTSIDE

South-east facing rear garden comprising paved seating area, lawn, outdoor tap, steps up to further paved seating area, established privet hedges, evergreens and garden shed. Side access to front, which is securely gated.

## ADDITIONAL INFORMATION

TENURE: FREEHOLD - COUNCIL TAX BAND: C - EPC: D

## SELLER'S STATEMENT

We were originally attracted to the end-terrace location at the top of Gordon Road, which is closer to Harborne High Street. We also love that the living room and master bedroom look onto Harborne's historic Old Fire Station and a row of trees rather than terraced houses. In the late summer and autumn, passers-by regularly pick and eat plums from these trees.

Since we both work from home, we appreciate how surprisingly peaceful and tranquil the location is, yet it takes us just two minutes to walk to the High Street. It's a six-minute stroll to Waitrose and a free Cafe Nero coffee! When we head out to our favourite local restaurants we never need to worry about using the car. We have lovely long-standing neighbours and a helpful local community.





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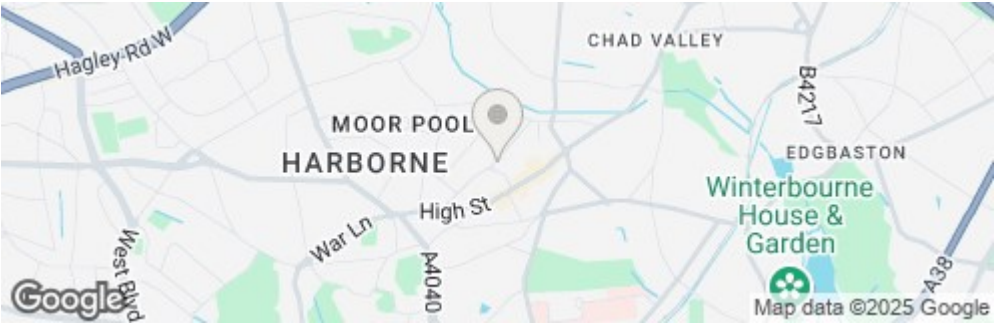


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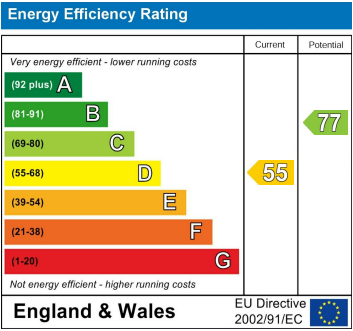




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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