

# ENGLANDS



19 North Road

Harborne, Birmingham, B17 9PA

£340,000







## PROPERTY DESCRIPTION

A well presented end terraced property, just walking distance to Harborne High Street. Comprising central heating as specified, hallway, living room, breakfast/kitchen, utility/WC, three bedrooms, bathroom and rear garden, giving rear access to Harts Close. The property benefits from no upward chain.

North Road is conveniently situated between Clarence Road and Harborne High Street with is excellent amenities. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as good local primary schools and regular transport services leading through to comprehensive City Centre business, leisure, entertainment and shopping facilities.

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



Tel: 01214271974



## HALLWAY

Having ceiling light point, radiator, Minton style tiled flooring, stairs rising to first floor accommodation and part glazed sliding door leading to:

## LIVING ROOM

4.17m max x 3.43m max (13'8" max x 11'3" max)  
Having a most attractive arched part stained leaded light window to the front elevation, feature ornate cast iron style fireplace with tiled insert and hearth, wooden style flooring, coving to ceiling, ceiling light point with decorative ceiling rose, meter cupboards and radiator. Leading into:

## BREAKFAST KITCHEN

4.17m max x 3.81m max (13'8" max x 12'5" max)  
Having wooden style flooring, a range of wall and base units with wooden style worktop over, partial tiling to walls, double glazed window overlooking garden, recessed ceiling light points, integrated fridge, freezer and dishwasher, column radiator, single bowl inset sink with mixer tap over. Two further double glazed windows and part glazed stable-type door to the rear garden.

## UTILITY/WC

Having low flush WC with hand wash basin and mixer tap over, wooden style flooring, Worcester gas boiler, obscured double glazed window, recessed ceiling spotlights, towel rail, plumbing for washing machine and partial tiling to walls.

Stairs rising to first floor accommodation.

## BEDROOM ONE FRONT

3.01m max x 3.42m max (9'10" max x 11'2" max)  
Having radiator, window overlooking front elevation, coving to ceiling, ceiling light point with decorative ceiling rose, exposed brick wall and feature ornate fireplace with tiled hearth.

## BEDROOM TWO REAR

2.98m max x 2.26m max (9'9" max x 7'4" max)  
Having radiator, ceiling light point and sash window overlooking rear.

## BATHROOM

Having tiled flooring, partial tiling to walls, towel rail, ceiling spotlights, low flush WC, hand wash basin with mixer tap over and cupboard below. Panelled bathtub with mixer tap over and wall mounted showerhead and side screen. Sash window to front elevation.

Stairs rising to second floor accommodation.

## BEDROOM THREE

4.87m max x 4.48m max (15'11" max x 14'8" max)  
Loft conversion having two Velux windows, recessed ceiling spotlights and radiator. Please note this area has a sloping ceiling with some restricted headroom.

## OUTSIDE

### REAR GARDEN

Having block paved terraced area, astro turf area, fence boundaries and large sliding rear gate to Harts Close.

## ADDITIONAL INFORMATION

Council Tax Band: C

Tenure: Freehold

Special Note: A Building Regulations completion certificate dated 20th February 2014 was granted for "Conversion of Roof-Space into Bedroom & Study and conversion of Bedroom into Bathroom".  
Application number 1995/03391/FP.





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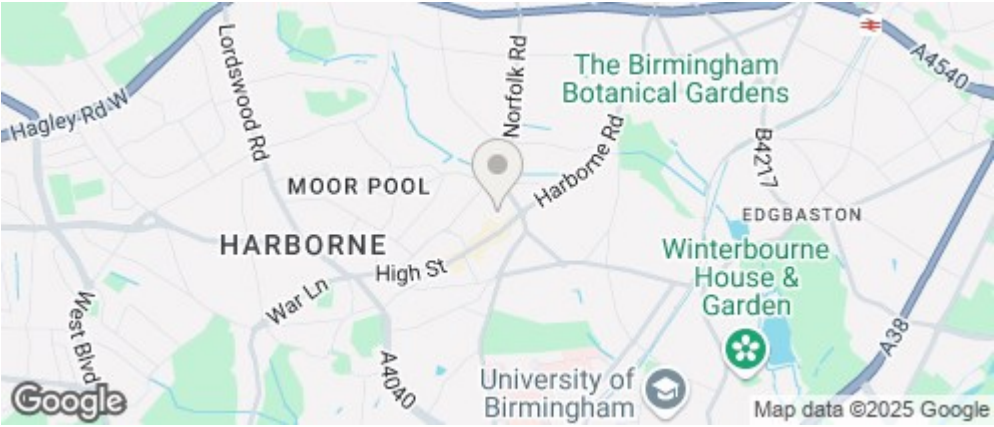


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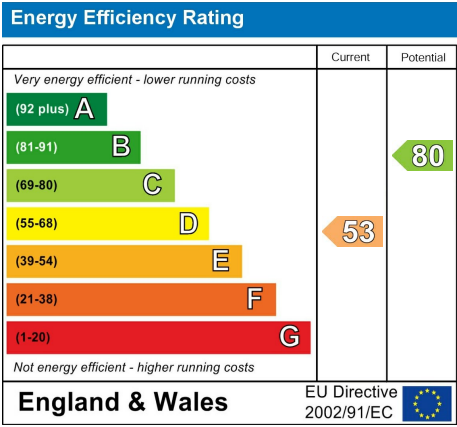




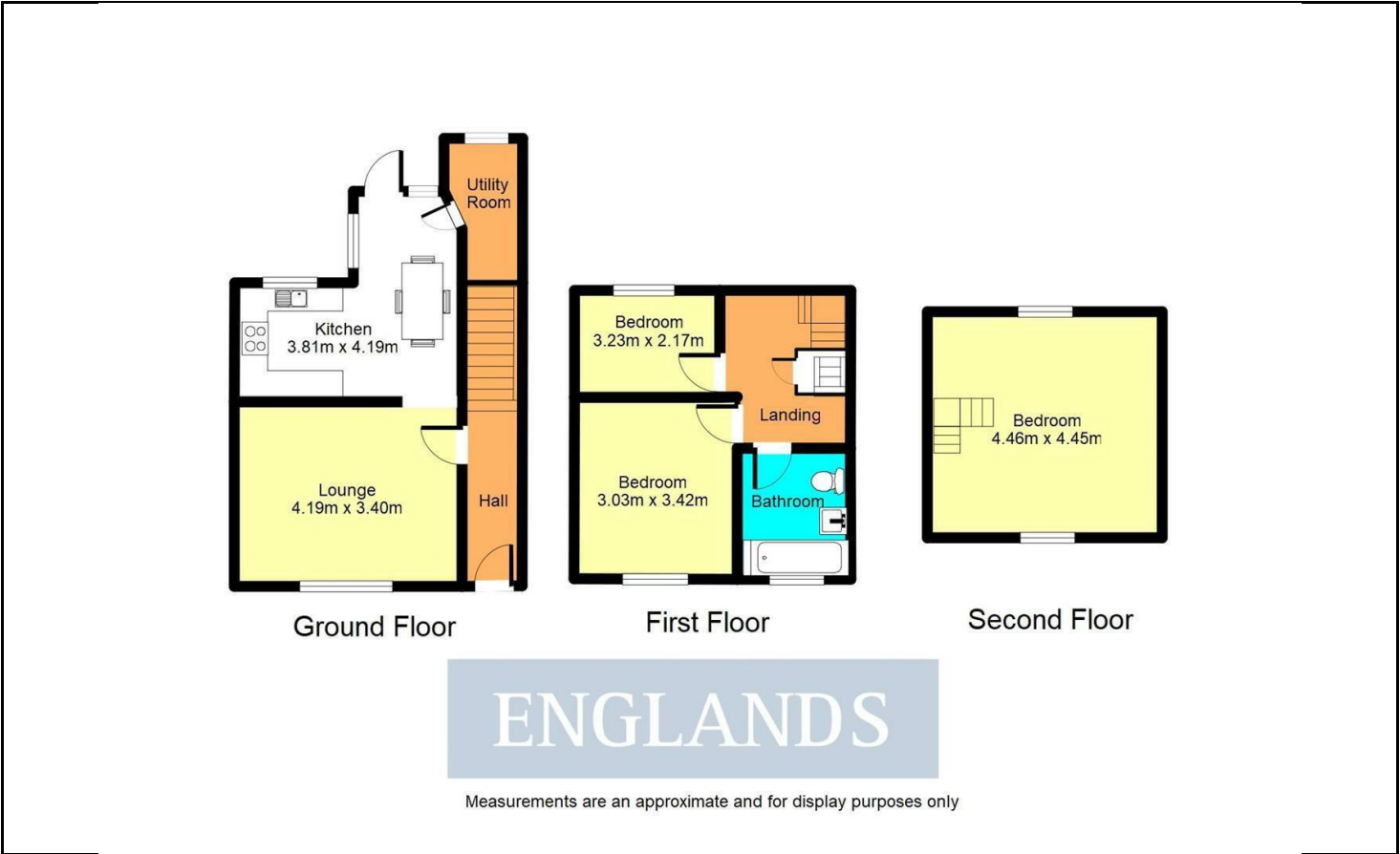
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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