



**Cadleigh Gardens, Birmingham B17 0QB**

**welcome to**

## **Cadleigh Gardens, Birmingham**

\*\*\* NO UPWARD CHAIN \*\*\* B17 HARBORNE LOCATION \*\*\* WALKING DISTANCE TO QUEEN ELIZABETH HOSPITAL AND UNIVERSITY OF BIRMINGHAM \*\*\* THREE BEDROOMS \*\*\* MODERNISED THROUGHOUT \*\*\* ENCLOSED REAR GARDEN \*\*\*

### **Agent Note**

This property is council tax band B.

### **Lounge**

14' x 10' ( 4.27m x 3.05m )

Double glazed window to front.

### **Kitchen**

17' x 9' ( 5.18m x 2.74m )

Double glazed door to rear, range of wall & base units with worktops over, plumbing for utilities, extractor hood, induction hob, sink & drainer, integrated appliances - oven, microwave.

### **Landing**

Loft access.

### **Bedroom 1**

10' x 9' ( 3.05m x 2.74m )

Double glazed window to front, central heating radiator.

### **Bedroom 2**

9' x 7' ( 2.74m x 2.13m )

Double glazed window to front, central heating radiator.

### **Bedroom 3**

10' x 9' ( 3.05m x 2.74m )

Double glazed window to front, central heating radiator.

### **Bathroom**

Double glazed frosted window to rear, heated towel rail, large walk in shower, tiled to splash-prone areas, wash hand basin with mixer tap, low level flush w/c.

### **Lean To**

Ground floor, to rear. Potential to extend - subject to planning. Double glazed door to rear.

### **Rear Garden**

Enclosed, rear gate to back road.







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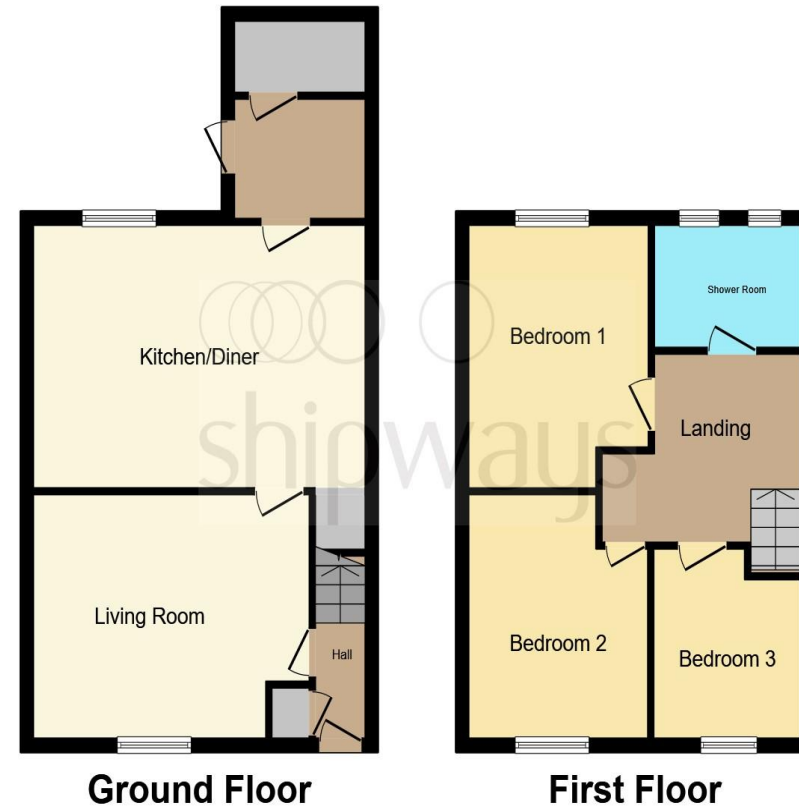
- No upward chain
- B17 Harborne location
- Walking distance to QE Hospital and University of Birmingham
- Close to local amenities and schools
- Ideal first time buy

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

**£260,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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