



5 North Gate, Birmingham, B17 9EP

**£450,000**

Hadleigh Estate Agents are delighted to offer this stunning two bedroom terraced property for sale. Located on the ever popular Moorpool Estate the property is within easy reach to Harborne High Street, offering an abundance of bars, restaurants and shops. The property is also conveniently located for excellent transport links into Birmingham City Centre, University of Birmingham and Queen Elizabeth Hospital.

The current owners have lovingly refurbished the property to a very good standard. This home briefly comprises, elevated fore garden, entrance hallway and living room with feature fireplace. To the rear is a fantastic sociable kitchen area, with modern fitted kitchen, enclosing base and wall units along with Belfast sink.

Further benefitting from an additional dining/ living area due to the rear extension, bi-fold doors look out onto the landscaped private garden. The garden offers both, patio, seating area and lawned area. Completing downstairs, is under stairs storage and a modern guest WC.

The first floor has two double bedrooms, with the master bedroom further benefitting from enclosed storage cupboard. Completing upstairs is a modern and spacious bathroom, with floor to ceiling tiles and walk in shower.

We have been advised that the property is Freehold.

Call Hadleigh Estate Agents today to arrange your viewing.

# Floor Plan

Approx Gross Internal Area  
77 sq m / 833 sq ft

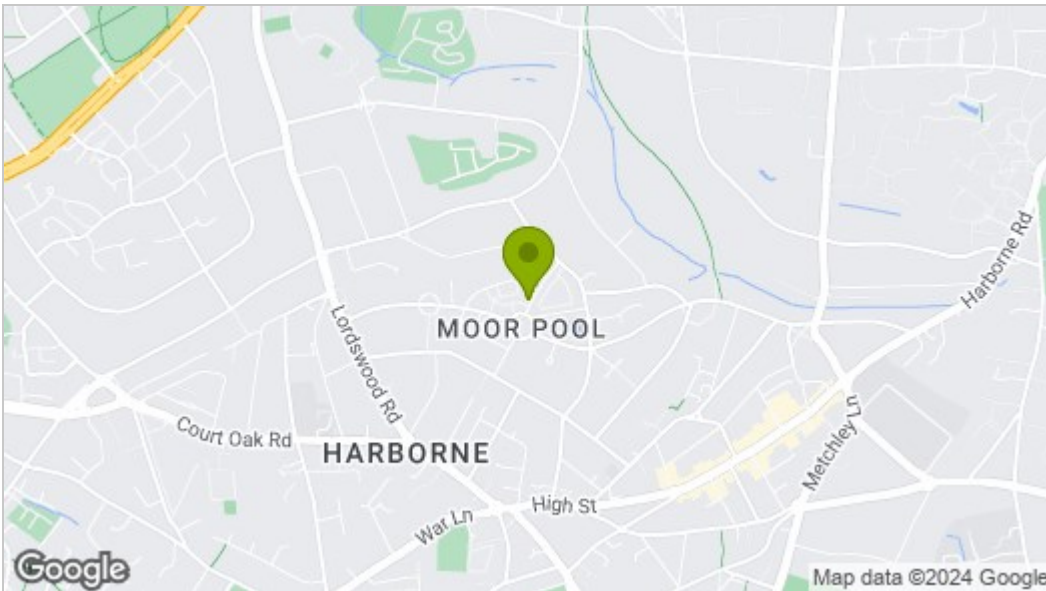


Ground Floor  
Approx 44 sq m / 475 sq ft

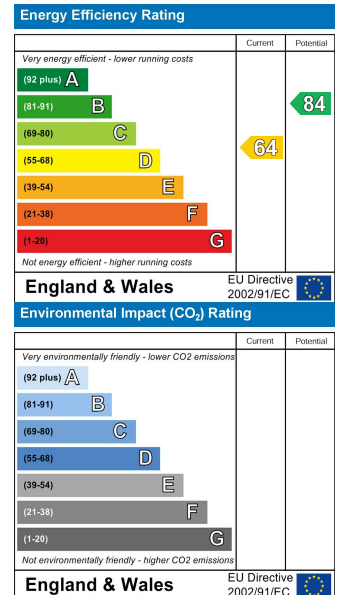
First Floor  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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.