

# HADLEIGH

PROPERTY . PERSONALLY



104 Hampton Court Road, Birmingham, B17 9AF

**£285,000**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced house for sale. Situated on the ever popular Hampton Court Road the property is offered with no upward chain.

Briefly comprising, fore garden, dining room and additional reception room. Fitted kitchen, downstairs bathroom and private rear garden. Upstairs has two double bedrooms, with the loft being boarded and having ladders allowing for additional space, completing upstairs is a third single bedroom.

Call Hadleigh Estate Agents to arrange your viewing.



## Location



Hampton Court Road is located conveniently for easy access into Harborne High Street, offering an array of bars, restaurants and shops. There are also excellent transport links on offer into Birmingham City Centre, nearby motorway networks and also walking distance to local amenities.

## Entrance Porch

Double glazed UPVC door and windows with internal glazed door.

## Dining Room



Double glazed bay window to front elevation, laminate flooring, ceiling spotlights and gas central heating radiator.

## Living Room



Double glazed window to rear elevation, laminate flooring, ceiling spotlights and gas central heating radiator. Access to under stairs storage.

## Kitchen



Base units, partially tiled walls and tiled flooring. Double glazed window to side elevation and rear patio door. Sink and drainer unit, hob and oven with extractor hood.

## Bathroom



Laminate flooring, partially tiled walls, corner bath with shower, low level flush WC and hand wash basin. Obscure double glazed windows to side and rear elevation. Also housing boiler.

## Master Bedroom



Dual aspect double glazing windows to front elevation, carpeted flooring, ceiling spotlight and gas central heating radiator.

## Bedroom 2



Double glazed window to rear elevation, carpeted flooring, gas central heating radiator, ceiling spotlight, internal storage cupboard gives stepladder to boarded loft room.

## Bedroom 3



Carpeted flooring, gas central heating radiator, double glazed window to rear elevation and ceiling spotlight.

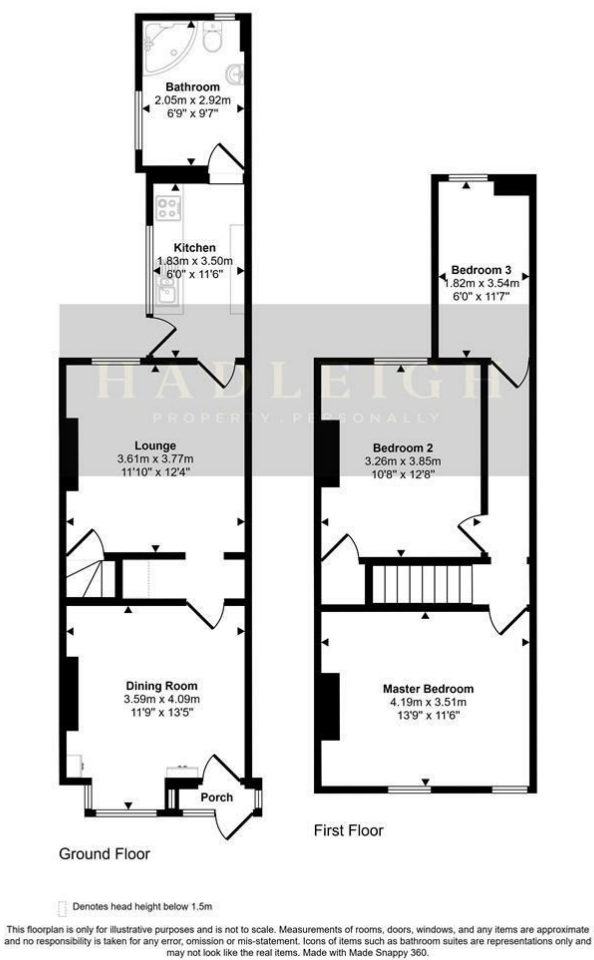
## Garden



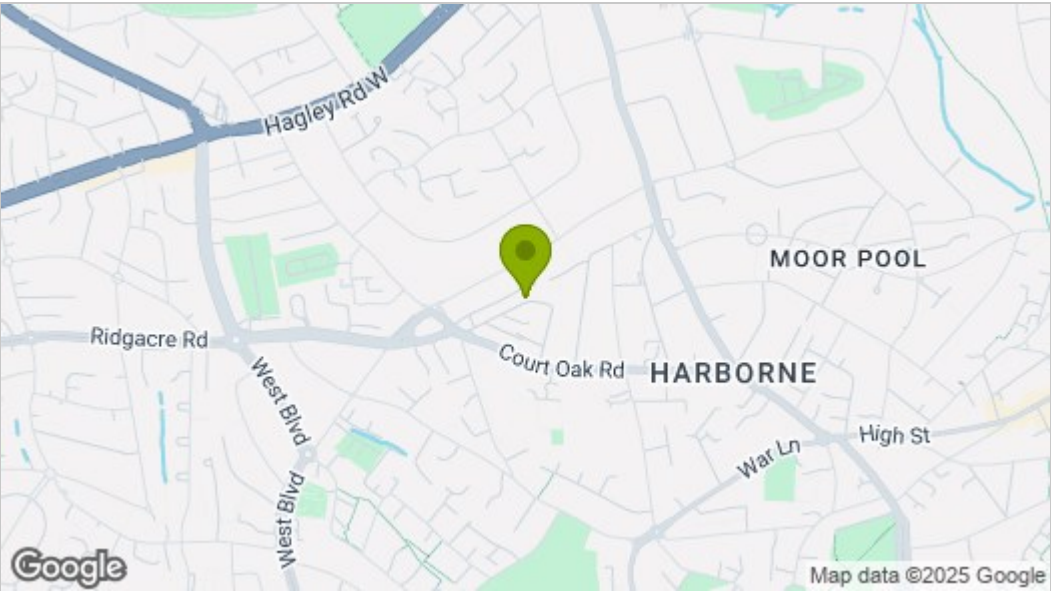
Fenced boundaries, slatted path and lawn.



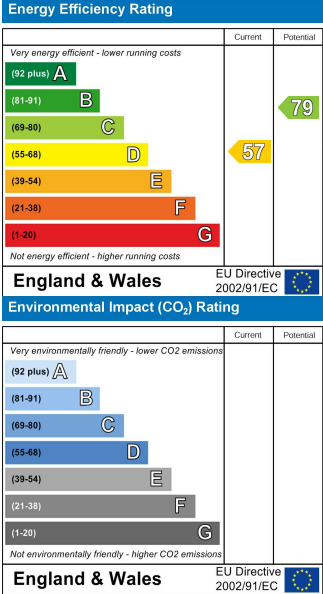
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.