



50 Station Road, Birmingham, B17 9LX

Asking Price £625,000

Hadleigh Estate Agents are pleased to offer this newly renovated five bedroom semi detached home for sale on the ever popular Station Road, Harborne.

In brief the property comprises of: entrance hallway, two spacious reception rooms and further benefitting from guest WC / utility room. To the rear of the property is a modern fitted kitchen diner, overlooking a private rear garden.

The first floor accommodation has three double bedrooms and modern family bathroom. Boasting a further second floor, housing two spacious bedrooms and an additional bathroom.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold
EPC - D
Council Tax Band - D

Location



Located on the ever popular Station Road in Harborne. Harborne High Street is readily accessible with its excellent shopping facilities, including Waitrose and M&S. Restaurants and cafes, most notably walking distance to award-winning fine dining restaurant The Harborne Kitchen, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Hospital. Within walking distance of Harborne, Edgbaston Village is home to award winning Michelin star restaurant Simpsons and gastro pub The Highfield as well as enjoyable canal walks that lead into the City Centre. Public transport is also easily accessible with a range of buses travelling in to the City Centre. The surrounding areas offer highly regarded schools, including Harborne Junior & Infant school and The Blue Coat school. Harborne also has many sporting facilities including Edgbaston & Harborne golf clubs, Edgbaston Priory & Edgbaston Archery & Lawn tennis club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

Entrance Hall

Tiled flooring to front door, carpeted flooring, radiator, original archway and ceiling light points.

Lounge



Carpeted flooring, double glazed bay window to front elevation, radiator, ceiling light point, original ceiling rose and coving.

Downstairs W.C



Tiled flooring, low flush W.C, hand wash basin and ceiling light point.

Dining Room



Carpeted flooring, double glazed window to rear elevation, radiator, ceiling light point, original ceiling rose and coving.

Kitchen



Herringbone wood flooring, ceiling spotlight points, radiator, double glazed bay window to side elevation, double glazed widow to side elevation, double glazed bifold doors to rear elevation, electric hob, electric double oven and integrated appliances.

First Floor Landing

Carpeted flooring, Two radiator, ceiling spotlight points and double glazed obscure window to side elevation.

Master Bedroom



Carpeted flooring, three double glazed windows to front elevation, ceiling light point and radiator.

Bedroom Three



Carpeted flooring, double glazed window to rear elevation, ceiling light point and radiator.

Bedroom Four



Carpeted flooring, double glazed window to rear elevation, ceiling light point and radiator.

Family Bathroom



Tiled flooring, two double glazed obscure windows to side elevation, low flush W.C, bath, hand wash basin, walk in shower cubicle and ceiling light point.

Bedroom Five



Carpeted flooring, double glazed windows to rear elevation, built in wardrobe, ceiling light point and radiator.

Bedroom Two



Carpeted flooring, double glazed windows to front elevation, ceiling light point and radiator.

Shower Room



Tiled flooring, low flush W.C, hand wash basin, shower cubicle, heated towel rail and ceiling light point.

Garden



Patio area, maintained lawn, fences to boundaries.

General Information

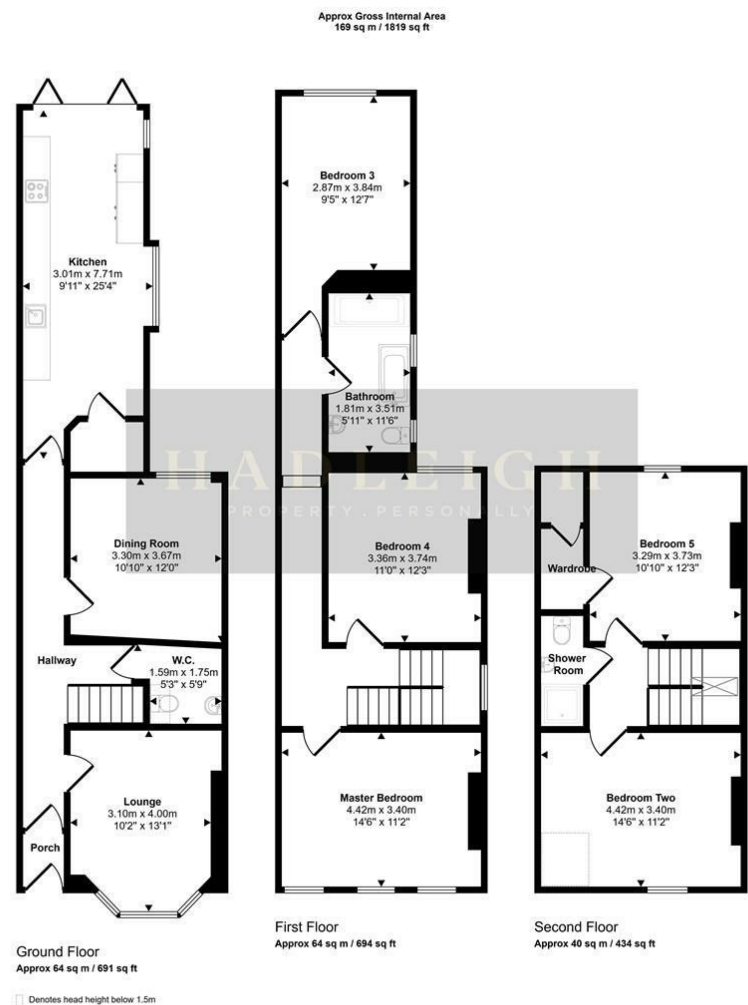
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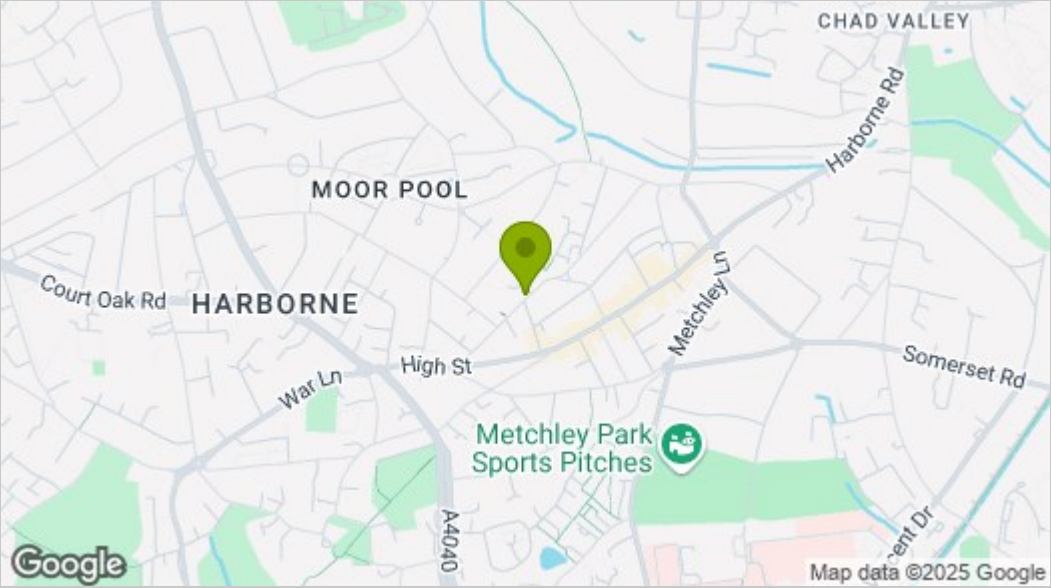
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Floor Plan



Area Map



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.

Energy Efficiency Graph

