



295 Harborne Road, Edgbaston, Birmingham, B15 3JH

**Asking Price £375,000**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Situated on the ever popular Harborne Road, the property falls within the Calthorpe Estate and is conveniently located for all Harborne and Edgbaston has to offer.

Offered with no upward chain, the property has been completely refurbished throughout to a high standard. Briefly comprising, entrance porch and hallway. A convenient guest WC, modern fitted kitchen and spacious lounge diner. The first floor offers three good sized bedrooms and modern family bathroom. To the rear of the property is a private garden, also giving access to the garage.



## Location

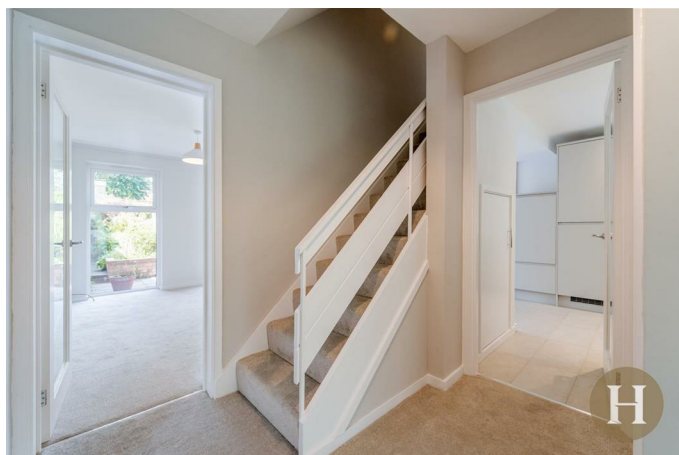


Being conveniently located for excellent transport links into Birmingham City Centre, nearby Harborne High Street offering an array of bars, restaurants and shops. A short walk away is Queen Elizabeth Hospital and University of Birmingham. The property also falls within the ever popular Calthorpe Estate.

## Entrance Porch

UPVC double glazed doors and window to front elevation, tiled floors, ceiling light point and meter cupboards.

## Hallway



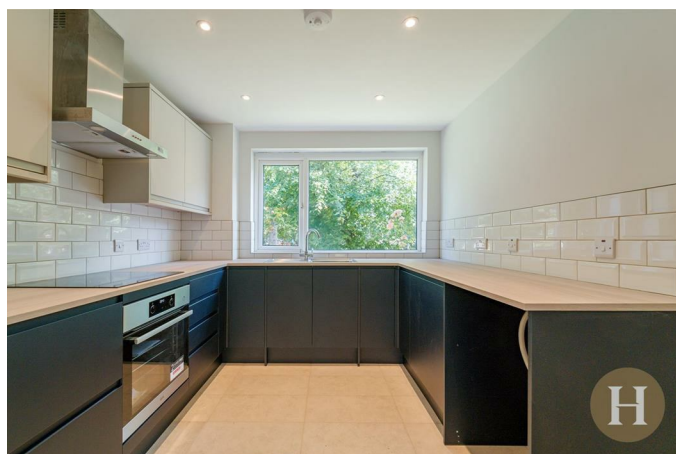
Spacious hallway with internal obscure glazed door and window. Stairs to first floor accommodation, carpeted flooring, ceiling light point and gas central heating radiator.

## Lounge Diner



Boasting UPVC double glazed French doors to the rear garden, along with double glazed windows. Carpeted flooring, ceiling light point and gas central heating radiator. The lounge also gives access to the modern fitted kitchen.

## Kitchen



Brand new fitted kitchen boasting a range of base and wall units, including integrated appliances. Extractor over, sink unit and space for washing machine or dishwasher. Tiled flooring, partially tiled splashbacks and double glazed window to the front elevation. Access to the kitchen can also be sought via the hallway, with glazed internal door.

### Guest WC



Low level, concealed cistern WC and hand wash basin. Tiled flooring, ceiling light point and gas central heating radiator. Obscure glazed window to front elevation, storage cupboard and housing brand new boiler.

### Landing

Landing space offering internal storage cupboards, carpeted flooring and ceiling light point.

### Master Bedroom



Spacious bedroom boasting fitted wardrobes, double glazed window to the rear elevation. Carpeted flooring, gas central heating radiator, ceiling light point and two wall lights.

### Bedroom Two



Spacious bedroom boasting fitted wardrobes, double glazed window to the front elevation. Carpeted flooring, gas central heating radiator and ceiling light point.

### Bedroom Three



Large single bedroom, with carpeted flooring, double glazed windows to rear elevation and internal storage cupboard. Ceiling light point and gas central heating radiator.

### Bathroom



Modern bathroom suite, with mains shower over bath and glass shower door. Fitted vanity unit including concealed cistern and WC. Obscure

glazed window to the front elevation, ceiling light point, shaving point and gas central heating radiator.

### **Garden/ Garage**



Private rear garden, predominantly laid to lawn. Including paved patio area and rear access to single garage en-bloc.

### **General Information**

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

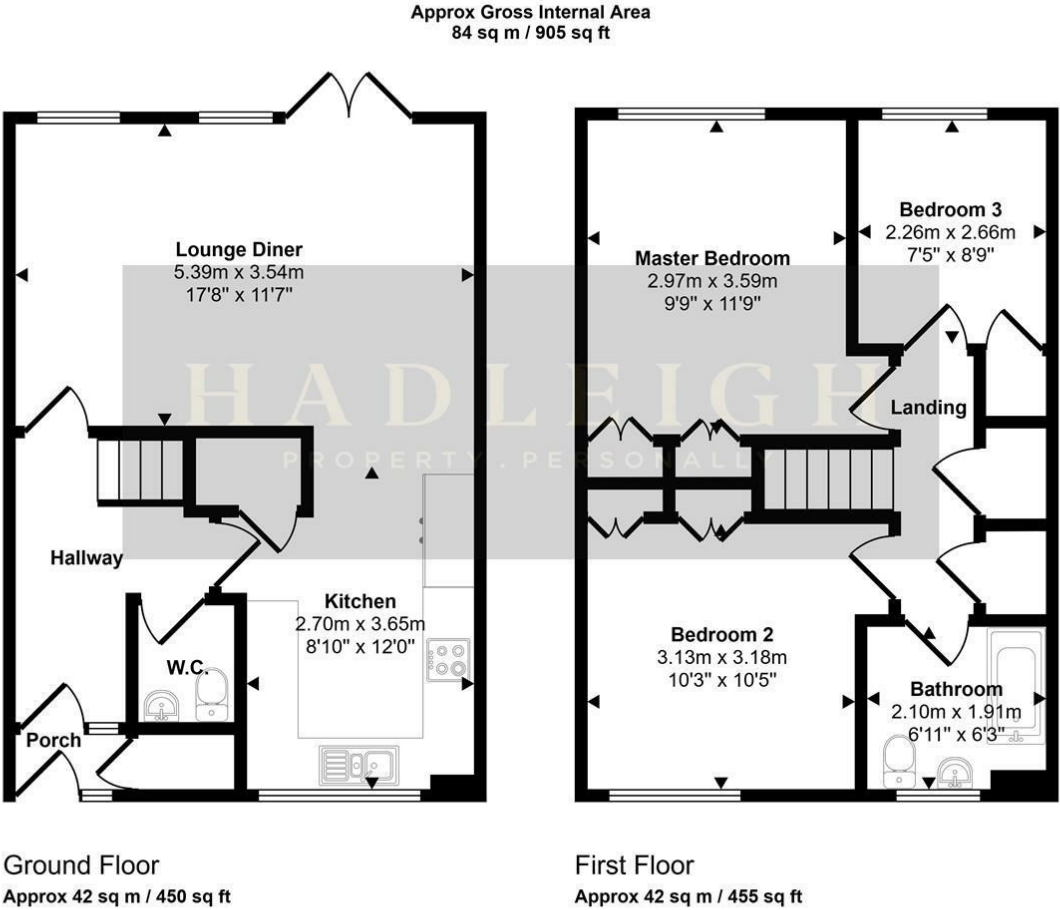
EPC – D

Council Tax Band – D

We have been advised that the property is Freehold however falls within the Calthorpe Estate incorporating an annual service charge.

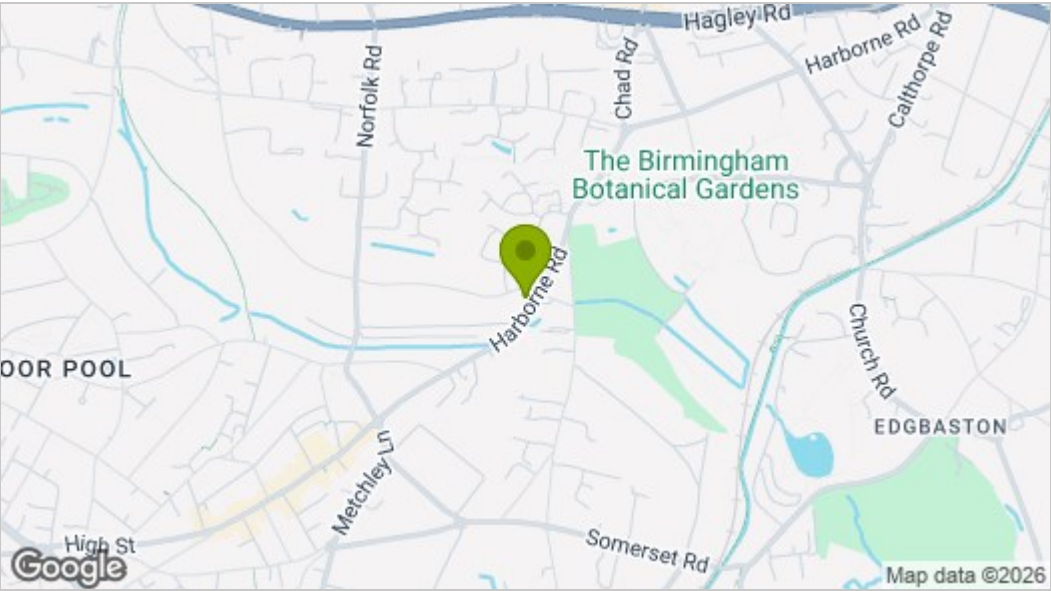


Floor Plan



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



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

