



## 58 Hartledon Road, Birmingham, B17 0AD

**£335,000**

Hadleigh Estates are pleased to present this immaculate two bedroom mid terraced home located on the popular Hartledon Road.

With modern interiors throughout this property comprises of; Living room, dining room, kitchen, W.C, two bedrooms, family bathroom and private garden.

Hartledon Road is within easy reach to Harborne High Street, QE Hospital and local shops and amenities. There are also some highly regarded private and state schools close by. For those of you who work further afield, there are great transport links going to the City Centre and M5 Motorway.

EPC - C  
Council Tax Band - C  
Tenure - Freehold

### **Living Room**

Carpeted flooring, bay window to front elevation, radiator, ceiling light point, gas fire with feature surround.

### **Dining Room**

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

### **Kitchen**

Tiled flooring, double glazed window to rear elevation, double glazed door to rear elevation, ceiling spotlight points, gas oven with hob and cupboards for storage.

### **W.C**

Tiled flooring, double glazed obscure window to rear elevation, ceiling spotlight points, half tiled walls, hand wash basin, low flush W.C and cupboards for storage.

### **Master Bedroom**

Carpeted flooring, two double glazed windows to front elevation, feature fire place, radiator, ceiling light point and built in storage cupboard.

### **Bedroom Two**

Carpeted flooring, double glazed windows to rear elevation, radiator, ceiling light point and feature fireplace.

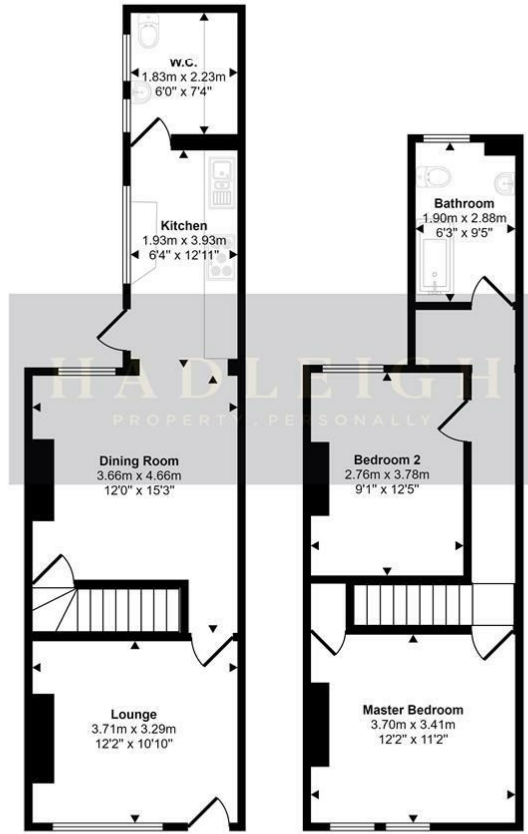
### **Bathroom**

Tiled flooring, tiled walls, double glazed obscure window to rear elevation, heated towel rail, ceiling light point, hand wash basin, low flush W.C and bath with shower over.



# Floor Plan

Approx Gross Internal Area  
81 sq m / 867 sq ft

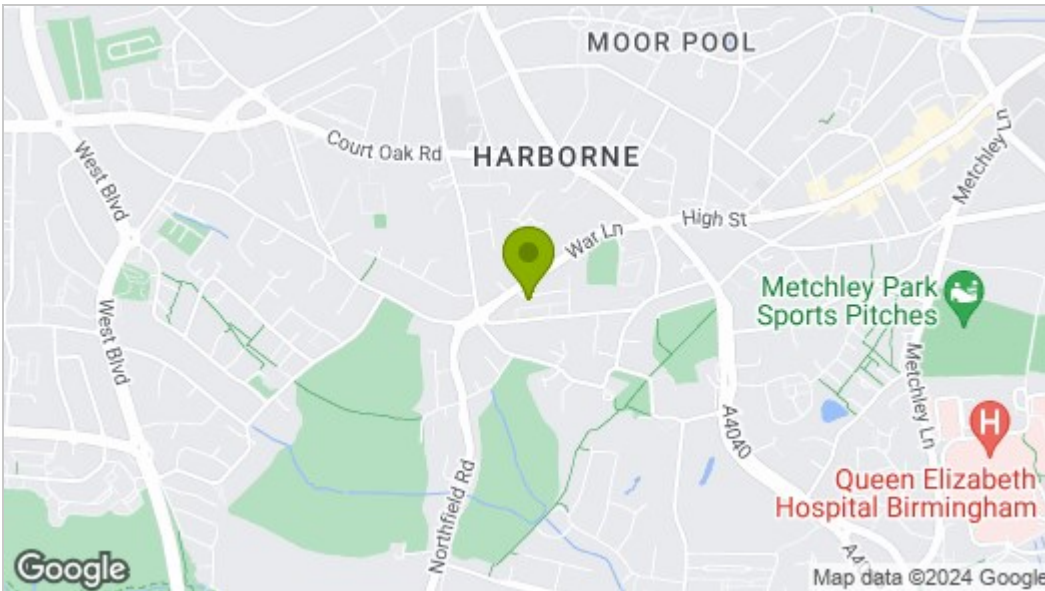


Ground Floor  
Approx 42 sq m / 451 sq ft

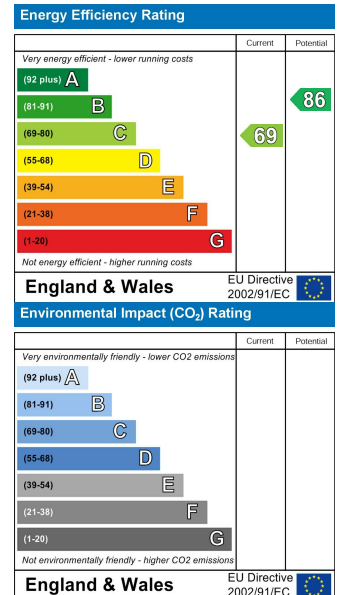
First Floor  
Approx 39 sq m / 416 sq ft

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



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