



High Street, Harborne, Birmingham, B17 9QG

- Two Bedroom Victorian Terraced Property
- In Need of Some Modernisation in Areas
- Large Rear Garden
- No Upward Chain
- Central Harborne Location Directly on the Renowned High Street
- Refitted Breakfast Kitchen
- Excellent School Catchment and Access to QE Medical Complex
- EPC Rating - D

Offers In The Region Of £295,000



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DESCRIPTION

A characterful two bedroom period property situated in this fantastic location providing excellent convenience to the array of amenities located on the highly regarded Harborne High Street. The property requires some general modernisation in areas but is a fantastic investment opportunity or purchase for first time buyers, with refitted breakfast kitchen and a good sized rear garden. Being Sold with No Upward Chain.

The property is completely double glazed and includes gas central heating, set back away from the road above street level with a decorative front garden, and steps and a pathway to the property entrance.

As you enter through the composite entrance door you are welcomed directly into the cosy front reception room, this leads into an inner hallway providing stairs to the first floor and access through to the breakfast kitchen at the rear. The breakfast kitchen has been refitted and includes wall and base level units with complimentary work surfaces and tiled splash-back, with an integrated gas hob and extractor fan above, with ample space for all other freestanding kitchen appliances, space for breakfast table and chairs and a storage cupboard which also provides access down to the cellar, the kitchen area also provides a composite door out to the rear garden.

The upstairs accommodation provides two good sized double bedrooms including a large master bedroom with built-in wardrobes, along with a family bathroom.

Outside in the rear garden is a good sized patio area which leads to the side gate access to the frontage, beyond here is a large lawned area with fenced boundary.







Total area: approx. 89.5 sq. metres (963.2 sq. feet)

Viewings

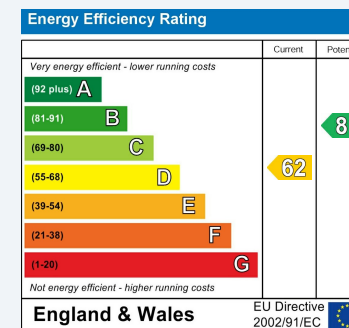
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.