

## Station Road, Birmingham

- Beautifully Presented Mid-Terraced Property
- Two Spacious Double Bedrooms
- Open Plan Downstairs Living Accommodation
- No Upward Chain
- Fantastic Central Harborne Location
- High Specification Fixtures and Fittings Throughout
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - D

**Offers In The Region Of £325,000**

**Tenure: Freehold**

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HERE TO GET *you* THERE

# Station Road, Birmingham

## DESCRIPTION

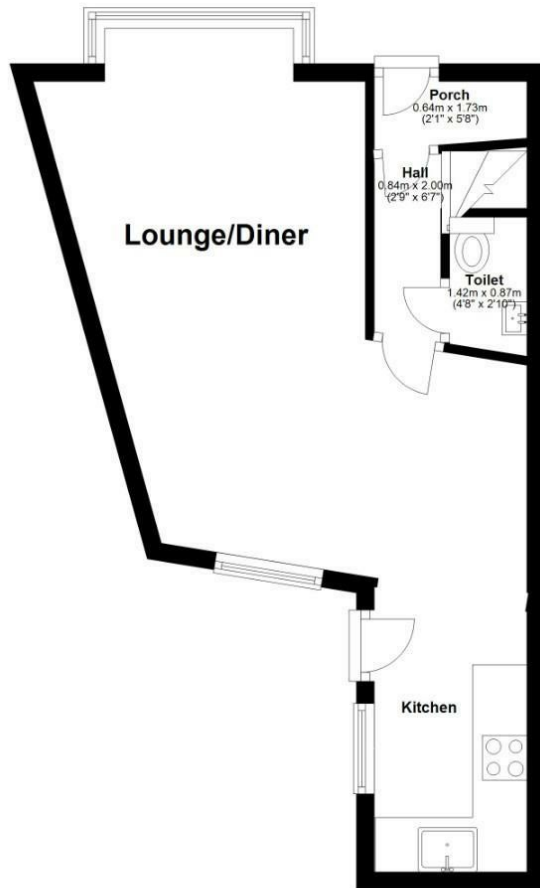
An immaculately presented two bedroom mid-terraced property situated in this fantastic location within close proximity to the High Street and with an excellent school catchment. This recently modernised property provides luxurious open-plan accommodation throughout and is being sold with No Upward Chain.

The property provides gas central heating and is completely double glazed, the internal accommodation briefly comprises entrance porch and hallway, a superb open plan lounge and dining room which leads directly through to a luxurious fully integrated kitchen. The upstairs accommodation includes two spacious double bedrooms complete with built-in wardrobes with LED lighting and a well appointed re-fitted shower room.

The property is ideally located in the heart of Harborne Village, providing excellent links to Queen Elizabeth Medical Complex, University of Birmingham and Birmingham City Centre. The High Street provides a whole host of award winning restaurants, pubs and eateries. Additionally, local shops and transport links are within close proximity and provide an added convenience and easy commute to key points of interest. The property is also superbly positioned within the catchment area of excellent local primary schools most notably the sought-after Harborne Primary.



**Ground Floor**  
Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

**Viewing**

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

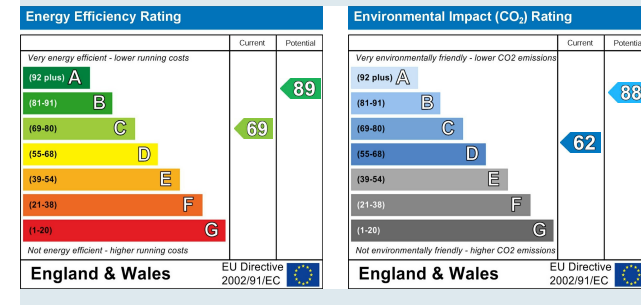
harborne@hunters.com <https://www.hunters.com>



Council Tax: C

**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

