





## Property Description

A mid-terraced two bedroom property located in the centre of Harborne, benefits from having a lounge, fitted kitchen, ground floor cloakroom, garden room and a cellar accessed via the kitchen on the ground floor, on the second floor is a first floor bathroom, a generous main bedroom and a second bedroom overlooking the rear garden.

Located just off Harborne High Street and ideally located for shopping, Queen Elizabeth Hospital, schools and other amenities, including regular transport to the city centre.

Viewing highly recommended.

## Approach

Set back off the road behind a fore garden.

## Entrance Hallway

Entrance hallway with a door leading onto:

## Lounge

13' 5" max x 11' 6" max ( 4.09m max x 3.51m max )

Ceiling light point, panelled radiator, wooden style flooring, double glazed window, feature fireplace.

## Inner Hallway

Ceiling light point, wooden style flooring, stairs off.

## Kitchen

11' 6" max x 11' 4" max ( 3.51m max x 3.45m max )

A range of wall and base units, sink with drainer and mixer tap, gas hob, electric oven, extractor fan, plumbing for washing machine, integrated dishwasher, ceiling light point, panelled radiator, wooden style flooring, double glazed window, part tiled, access to the cellar.

## Ground Floor W.C

Wall light, hand wash basin, low flush w.c, part tiled.

## Garden Room

16' 2" max x 9' max ( 4.93m max x 2.74m max )

Ceiling spotlights, two panelled radiators, wooden style flooring, double glazed windows and french doors to garden.

## Landing

Two ceiling light points, doors off.

## Bedroom One

12' 3" max x 11' 6" max ( 3.73m max x 3.51m max )

Two ceiling light points, panelled radiator, double glazed window overlooking the front, built-in wardrobe.

## Bedroom Two

12' 11" max x 17' 10" max ( 3.94m max x 5.44m max )

Velux window situated on the second floor, some restricted head height, ceiling spotlights, panelled radiator, double glazed window overlooking the rear, built-in storage cupboards.

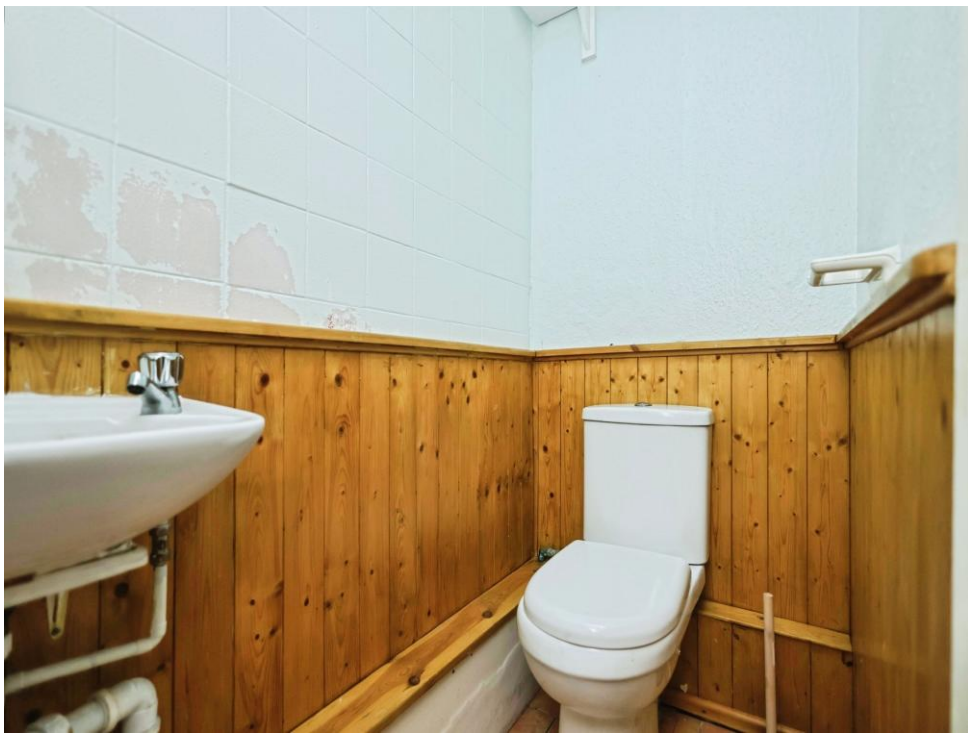
## Bathroom

Panelled radiator, part tiled, hand wash basin, low flush w.c, walk-in shower, extractor fan, panelled bath, double glazed window.

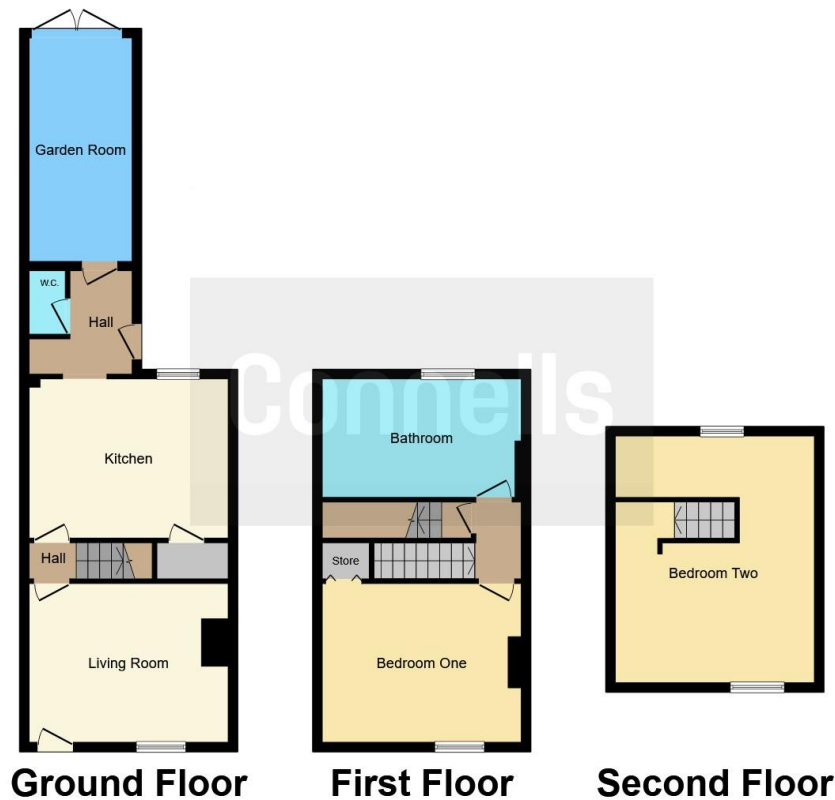
## Garden

Paved seating area, lawn and timber fence surround.









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158 High Street Harborne  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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