



York Street, , Birmingham, B17 0HG

- Two Bedrooms
- Kitchen with integrated appliances
- Central Heating
- Council Tax Band D
- Driveway and Garage
- Master Bedroom with fitted wardrobes
- Close to Harborne High Street
- EPC Rating C

Asking Price £350,000

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An immaculately presented two bedroom terraced home situated in the heart of Harborne Village just off the High Street. The property offers fantastic contemporary living accommodation with an additional conservatory and beautifully maintained rear garden. Additionally providing a driveway and separate garage, with two additional parking spaces in front of the garage.

The property comprises, entrance hallway which leads into a fitted kitchen to the front that includes a range of wall and base units and integrated appliances. A spacious lounge is positioned at the rear of the property and includes sliding patio doors to the conservatory which leads out to the rear garden and provides rear access to the garage at the back of the property.



Upstairs provides two generously sized double bedrooms, with the main bedroom including fitted sliding wardrobes and they are perfectly complimented by a modern bathroom comprising WC, walk in shower cubicle and vanity sink unit.

Outside a private rear garden provides a reasonably sized lawn space with rear access to garage en-bloc. The property further benefits from its plot size extending past the garage, allowing for two additional parking spaces.



The property is situated on this highly regarded road just off the infamous Harborne Village High Street, renowned for its range of high-end retail and independent stores along with several award-winning eateries in close proximity which includes Harborne Kitchen and The Plough gastro-pub to name a few. The property is also superbly positioned for convenient access to Queen Elizabeth Medical Complex and Birmingham University along with fantastic transport links into Birmingham City Centre. The local area is well renowned for its local school catchment with most notably St Marys, Harborne Primary and the Blue Coat school all within close proximity.



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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 - C
Council Tax Band - D



Ground Floor
 Floor area 39.5 sq.m. (425 sq.ft.)

First Floor
 Floor area 33.6 sq.m. (361 sq.ft.)

Total floor area: 73.1 sq.m. (787 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

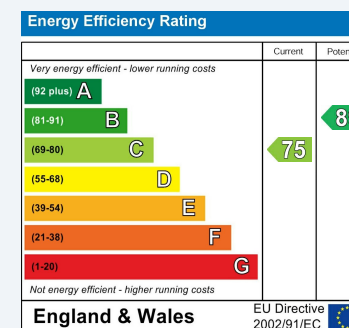
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.