



51 Queens Park Road, Birmingham

£450,000 Freehold

Hadleigh Estate Agents are delighted to offer this extended three bedroom semi detached property for sale. Located on Queens Park Road the property benefits from views of the park to the front and being within close proximity to Harborne High Street.

In brief the property comprises of entrance porch and hallway, spacious lounge complete with log burner. To the rear is an impressive and extended kitchen diner, with downstairs further benefitting from additional storage. The first floor offers three bedrooms, modern family bathroom and additional WC. To the rear is a large private garden.





Location

Conveniently located opposite Queens Park, the property is within walking distance to local amenities, along with excellent transport links into Birmingham City Centre and nearby Queen Elizabeth Hospital. Harborne High Street is a short walk away, offering an array of bars, restaurants and local supermarkets.

Entrance Hallway

UPVC double glazed porch, with stained glass internal front door. Central heating radiator, ceiling light point and stairs to first floor accommodation. Beneficial store room allowing for storage and utilities.

Lounge

Lounge benefitting from bay window to the front elevation, feature fireplace complete with working log burner. Central heating radiator, ceiling light point and picture rail.



Kitchen Diner

Benefitting from a rear extension the kitchen diner boasts ample space for dining and seating area. A modern fitted kitchen with a range of base and wall units, gas hob and extractor over. Kitchen island, partially tiled splashbacks, ceiling spotlights and ceiling light points. Feature fireplace, three central heating radiators, two sky lights and bi-fold doors.





Landing

Landing with stained glass window to the side elevation and pull down loft access.

Master Bedroom

Spacious master bedroom with bay window to the front elevation, central heating radiator and ceiling light point.

Bedroom Two

Additional double bedroom boasting bay window to the rear elevation, central heating radiator and ceiling light point, complete with fitted wardrobe.

Bedroom Three

Bedroom three offers window to the rear elevation, central heating radiator and ceiling light point.





Bathroom

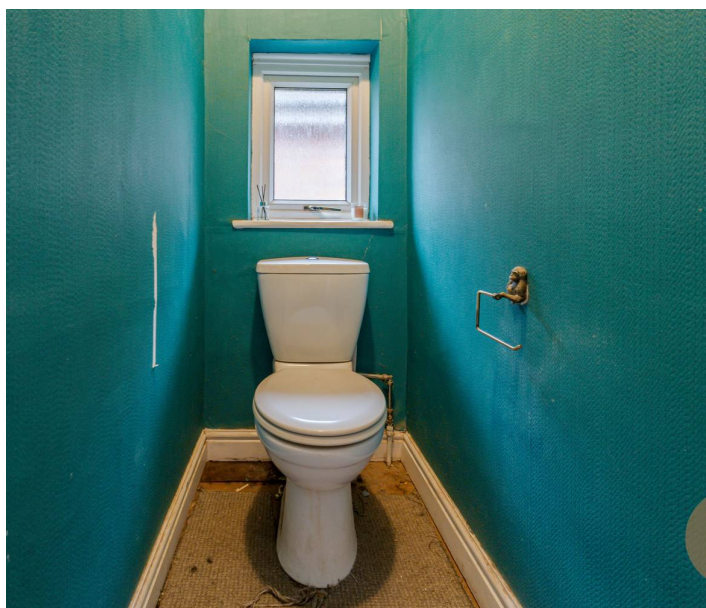
Modern family bathroom with P shaped bath and shower over, with additional handheld attachment. Low level flush WC, vanity unit and radiator. Partially tiled walls and ceiling light point.

WC

Low level flush WC, opaque glazed window to the side elevation and ceiling light point.

Garden

Extensive rear garden, predominantly laid to lawn with paved patio area and additional patio area to the rear.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

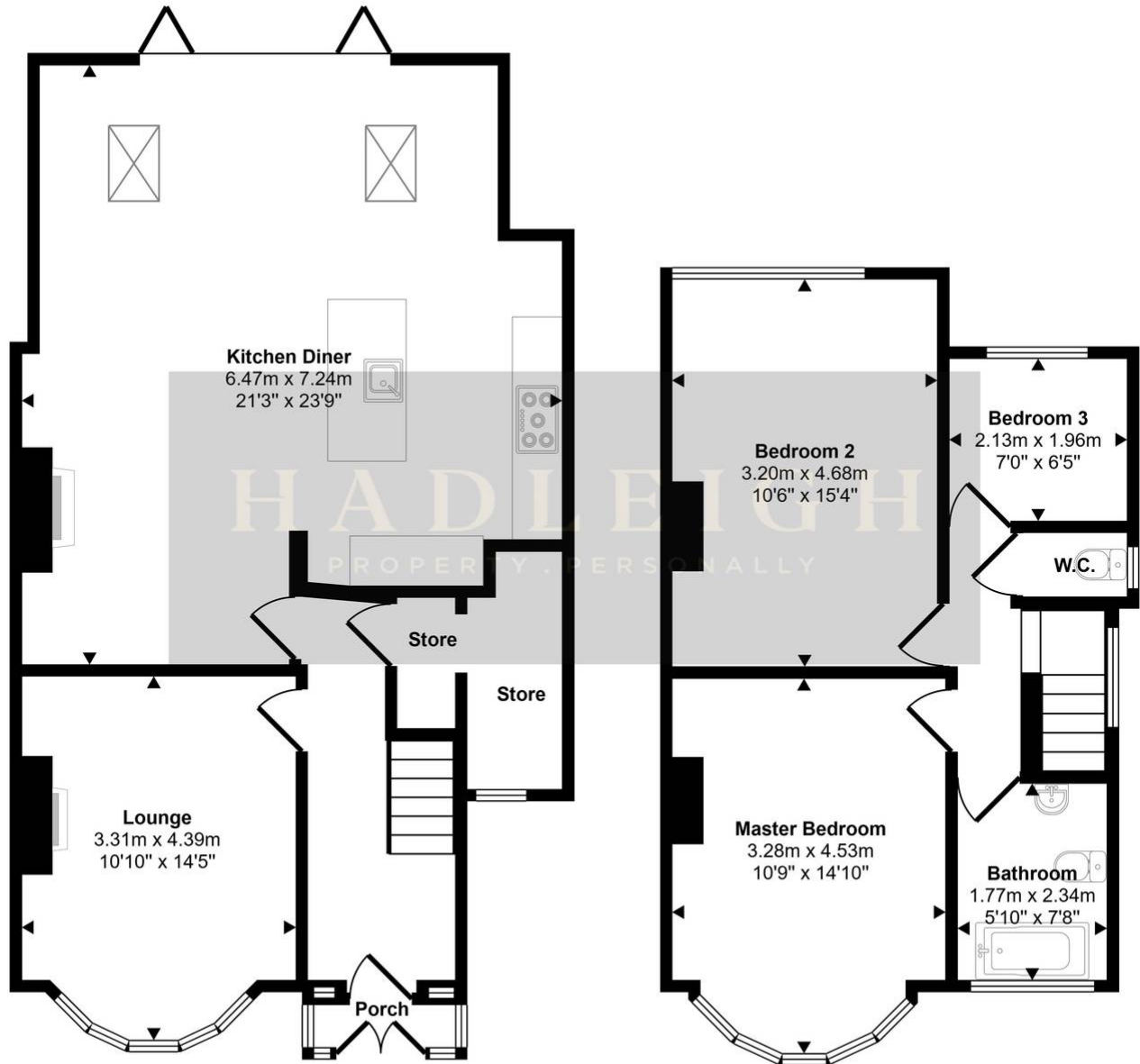
EPC Environmental Impact Rating: E



- Lounge with log burner & extended kitchen/diner
- Three bedrooms & modern bathroom with additional WC
- Large private rear garden
- Front views over Queens Park



Approx Gross Internal Area
114 sq m / 1223 sq ft



Ground Floor
Approx 69 sq m / 744 sq ft

First Floor
Approx 45 sq m / 480 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.