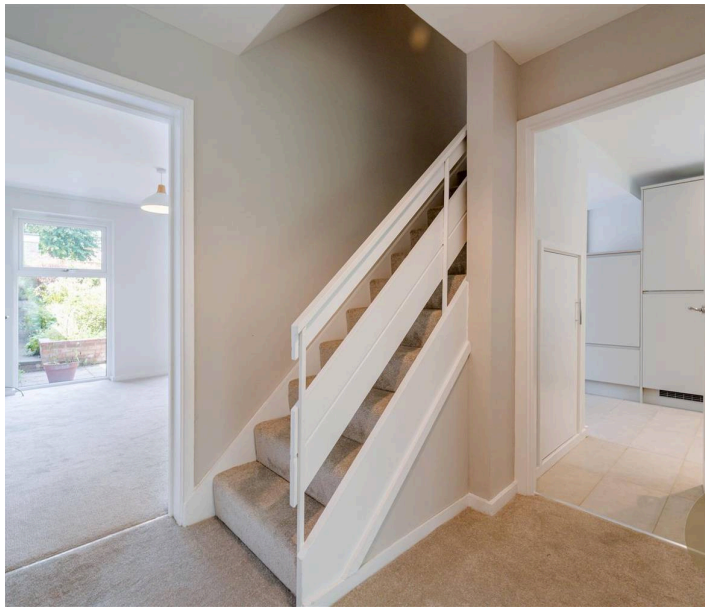


295 Harborne Road, Birmingham

£367,500 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Situated on the ever popular Harborne Road, the property falls within the Calthorpe Estate and is conveniently located for all Harborne and Edgbaston has to offer. Offered with no upward chain, the property has been completely refurbished throughout to a high standard. Briefly comprising, entrance porch and hallway. A convenient guest WC, modern fitted kitchen and spacious lounge diner. The first floor offers three good sized bedrooms and modern family bathroom. To the rear of the property is a private garden, also giving access to the garage.

H



Location

Being conveniently located for excellent transport links into Birmingham City Centre, nearby Harborne High Street offering an array of bars, restaurants and shops. A short walk away is Queen Elizabeth Hospital and University of Birmingham. The property also falls within the ever popular Calthorpe Estate.

Entrance Porch

UPVC double glazed doors and window to front elevation, tiled floors, ceiling light point and meter cupboards.

Hallway

Spacious hallway with internal obscure glazed door and window. Stairs to first floor accommodation, carpeted flooring, ceiling light point and gas central heating radiator.



Lounge Diner

Boasting UPVC double glazed French doors to the rear garden, along with double glazed windows. Carpeted flooring, ceiling light point and gas central heating radiator. The lounge also gives access to the modern fitted kitchen.





Kitchen

Brand new fitted kitchen boasting a range of base and wall units, including integrated appliances. Extractor over, sink unit and space for washing machine or dishwasher. Tiled flooring, partially tiled splashbacks and double glazed window to the front elevation. Access to the kitchen can also be sought via the hallway, with glazed internal door.

Guest WC

Low level, concealed cistern WC and hand wash basin. Tiled flooring, ceiling light point and gas central heating radiator. Obscure glazed window to front elevation, storage cupboard and housing brand new boiler.



Landing

Landing space offering internal storage cupboards, carpeted flooring and ceiling light point.

Master Bedroom

Spacious bedroom boasting fitted wardrobes, double glazed window to the rear elevation. Carpeted flooring, gas central heating radiator, ceiling light point and two wall lights.





Bedroom Two

Spacious bedroom boasting fitted wardrobes, double glazed window to the front elevation. Carpeted flooring, gas central heating radiator and ceiling light point.

Bedroom Three

Large single bedroom, with carpeted flooring, double glazed windows to rear elevation and internal storage cupboard. Ceiling light point and gas central heating radiator.

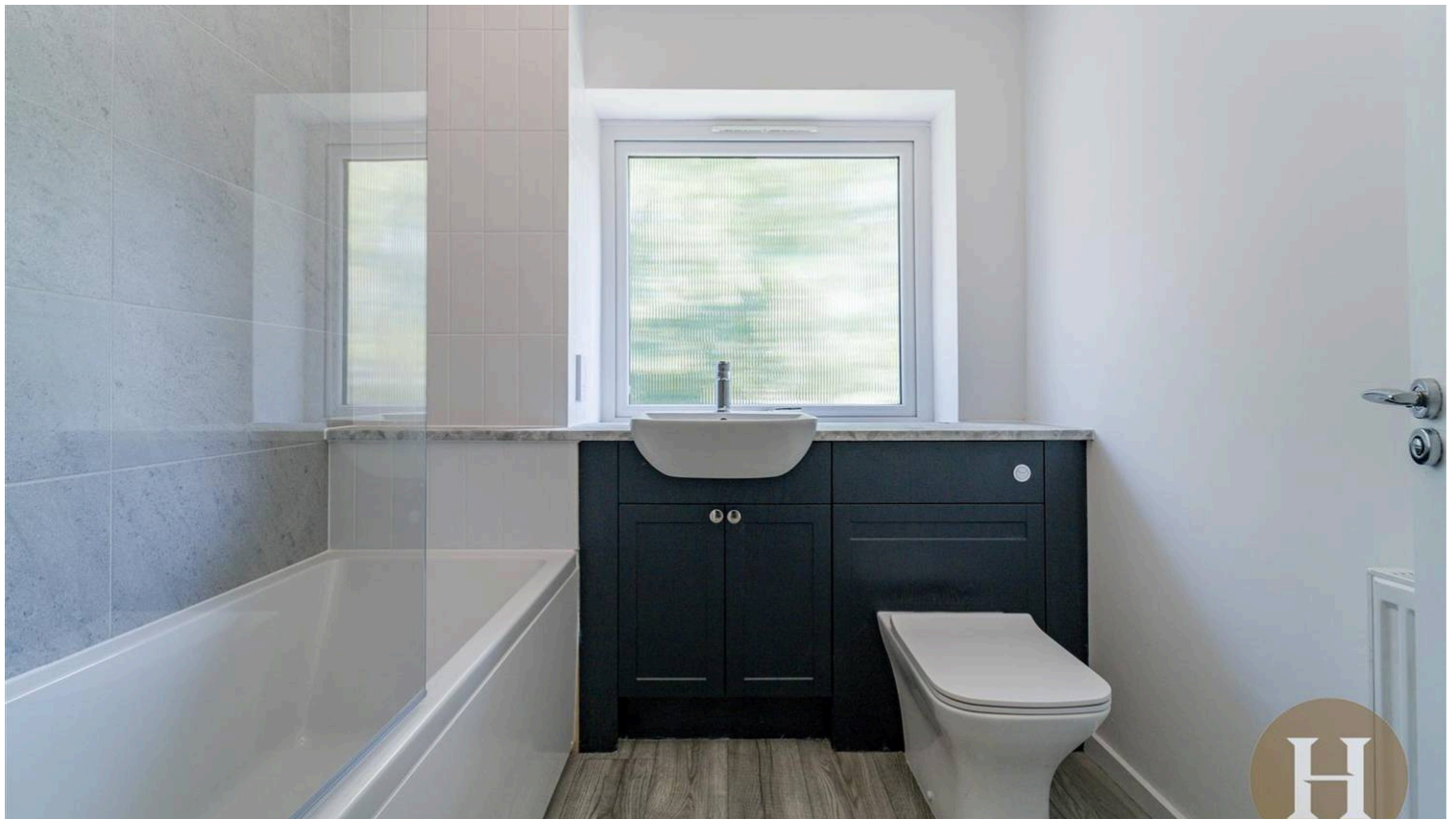
Bathroom

Modern bathroom suite, with mains shower over bath and glass shower door. Fitted vanity unit including concealed cistern and WC. Obscure glazed window to the front elevation, ceiling light point, shaving point and gas central heating radiator.



Garden

Private rear garden, predominantly laid to lawn. Including paved patio area and rear access to single garage en-bloc.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

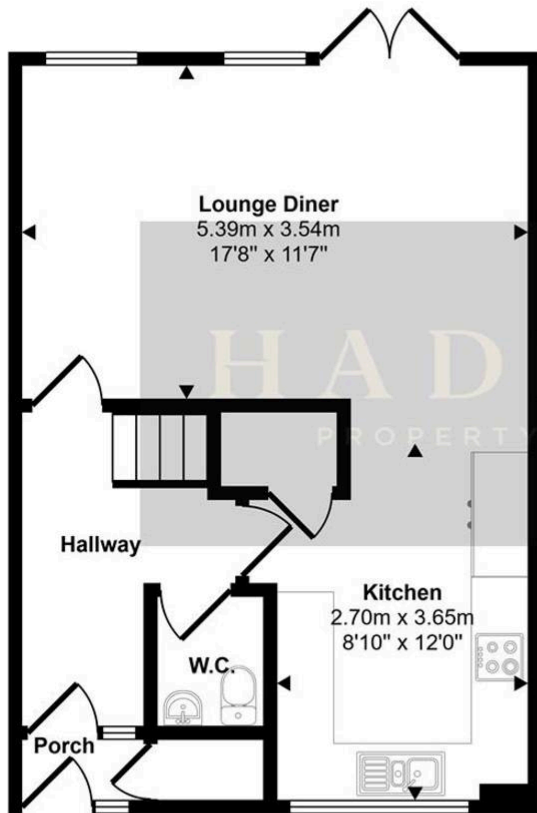
EPC Environmental Impact Rating: D



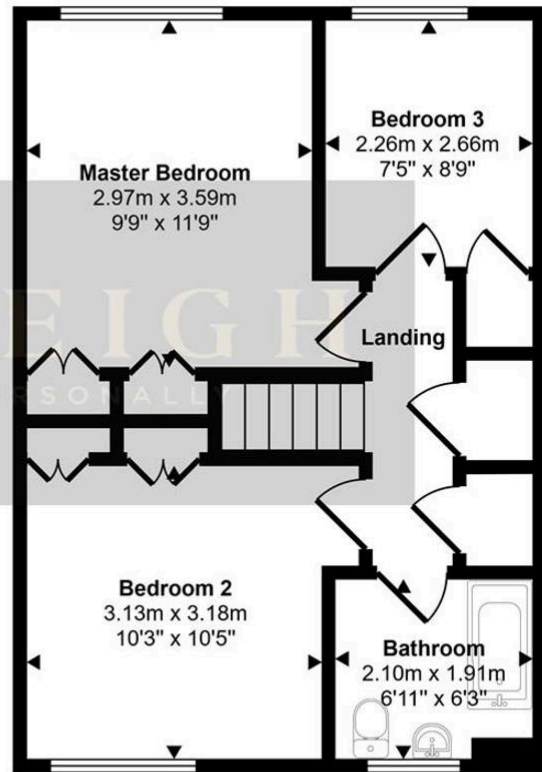
- › Refurbished three bedroom terraced home
- › No upward chain
- › Located within Calthorpe Estate
- › Three bedrooms & family bathroom
- › Private garden & garage



Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 42 sq m / 455 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.