

28 Northfield Road, Harborne,
Birmingham, B17 0SU

Offers in the Region Of
£250,000



- Three Bedroom Traditional Terrace Cottage
- Off Road Parking via Rear Driveway Accessed via Double Gates
- Living Room
- EPC Rating: D(64)
- First Floor Bathroom
- Kitchen Diner

A THREE BEDROOM mid-terrace cottage WITH OFF ROAD PARKING and FIRST FLOOR BATHROOM within HIGHLY SORT AFTER HARBORNE in a PRESENTABLE CONDITION. Viewings VITAL to appreciate location and accommodation on offer. Benefiting from UPVC double glazing and combi gas central heating, this ideal first time purchase comprises fore garden, living room, kitchen diner, three bedrooms, first floor bathroom, good size rear garden with double rear gates providing off road parking to rear and brick outbuilding. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
B

EPC Rating
D

Location
The property is situated on Northfield Road in the popular Harborne district of Birmingham, approximately half a mile from Harborne High Street. Harborne High Street provides an extensive range of independent shops, cafés, bars and restaurants, together with supermarkets and other day-to-day amenities.

Further local shops and services are available around the nearby Northfield Road/War Lane junction.

Well positioned for access to the Queen Elizabeth Hospital Birmingham and the University of Birmingham. Regular bus services operate locally, providing convenient connections towards Harborne and Birmingham City Centre.

Good road communications are available via the A38 Bristol Road and A456 Hagley Road, with onward access to Birmingham City Centre and the M5 motorway network.

Recreational facilities within the wider Harborne area include Harborne Golf Club and Harborne Pool and Fitness Centre. The property is situated within an established and popular residential area comprising predominantly traditional period housing.

Description
A traditional two storey mid-terrace Cottage, believed to have been built around 1877 of traditional brick construction, forming a row of terraces known as 'Arundel Cottages'.

The property is broadly in a presentable condition. Benefiting from uPVC double glazing and combi gas central heating.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Living room, kitchen diner.

First Floor
Stairs and landing, bedroom one (double), bedroom two (single), bedroom three (single), bathroom with WC.

Outside
Front - Fore garden.
Rear - Garden with brick outbuildings (one of which appears to be the original washroom with some original fittings) and with double gates off Fredas Grove providing off road parking.

Availability
The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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28 Northfield Road

Approximate Gross Internal Area = 70.7 sq m / 761 sq ft

Outbuildings = 7.7 sq m / 83 sq ft

Total = 78.4 sq m / 844 sq ft

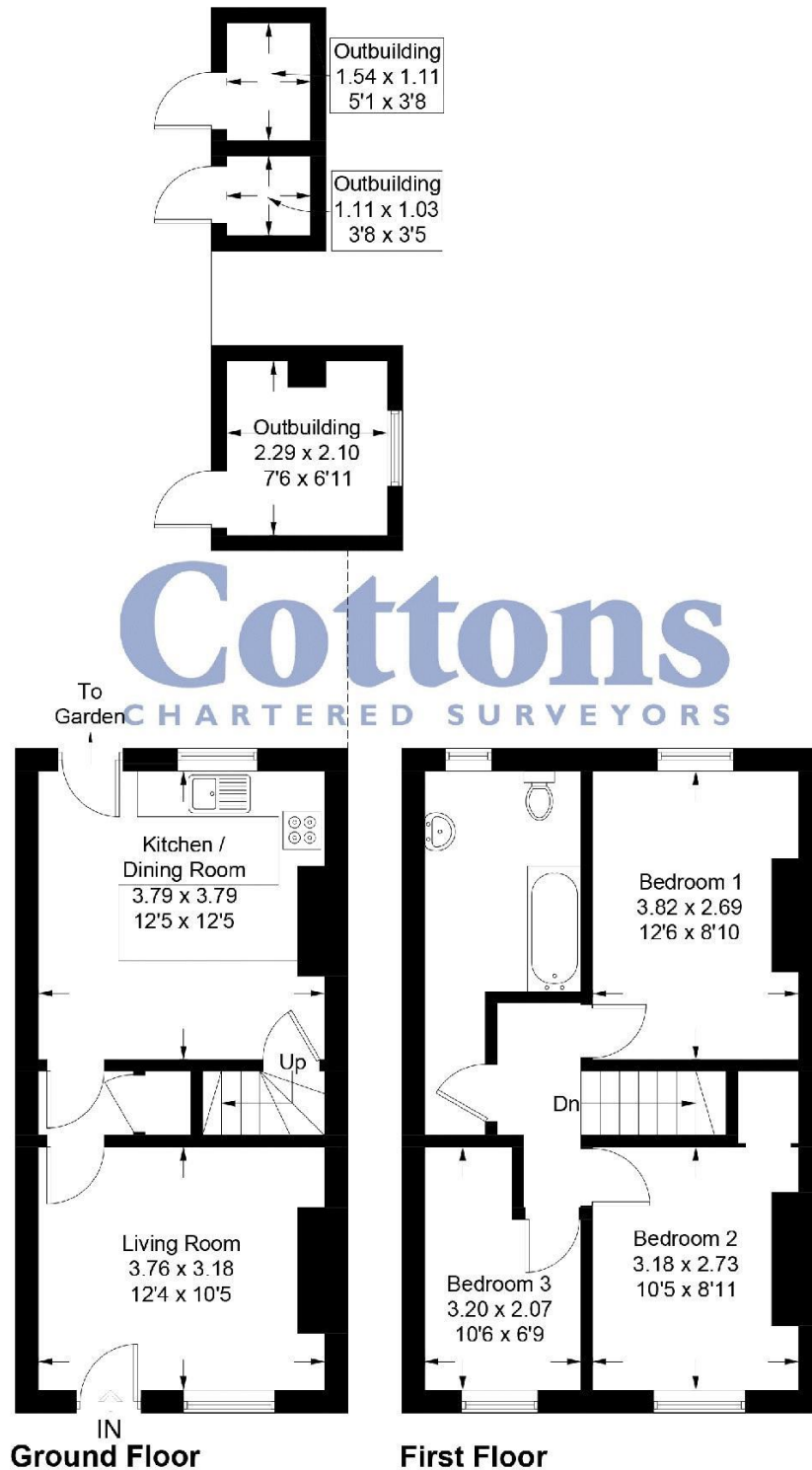


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