



Floor Layout



Total approx. floor area 1,054 sq ft (98 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Leahurst Crescent

Harborne

Birmingham

B17 0LD

Asking Price Of £325,000

- Six Bedroom End Terraced House
- 1607 Sq. Ft.
- Sold With No Upward Chain
- Solar Panels Installed And Included In Sale
- EPC Rating:- A
- Good-Size L Shaped Garden, mature with fruit trees



Leahurst Crescent,
Harborne, Birmingham, B17 0LD
Asking Price Of £325,000

Property Description

DESCRIPTION A well-presented 6-bed licensed HMO, with the potential to become a family home, is perfectly located in the heart of the vibrant Harborne. Set out over two floors, the property offers a great level of living accommodation for a family or tenants alike. With the inclusion of Solar Panels, the property boasts six lovely bedrooms with two bathrooms, a Kitchen/Dining/ Living room and a large L-shaped rear garden, mature with fruit trees. The furniture is available; however, it is not included within the sale price and is to be negotiated separately.

LOCATION An impressive well maintained property in the established and popular area of Harborne - just a 10-15 minute walk to the High Street. Public transport in and out of the city is convenient and there are excellent links to the motorway network. There is easy access to Birmingham International Airport, and The National Exhibition Centre. Birmingham University, The Medical School and the Queen Elizabeth Complex are both within a two mile radius of the property. A wide range of schools for children of all ages are available in the vicinity, both in the private and state sector.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material



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information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: C

EPC Rating - A

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Score	Energy rating	Current	Potential
92+	A	98 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To book a viewing
of this property:

Call:
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