



9 ABBEY ROAD

HARBORNE, BIRMINGHAM B17 0JT

Robert Powell
RESIDENTIAL SALES & LETTINGS



9 ABBEY ROAD

£535,000

HARBORNE

A modern three bedroomed detached house with ample parking as well as a garage, and being ideally located close to the amenities of Harborne High Street.

Situation

The property is conveniently placed less than 500m of Harborne High Street with its many amenities including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars and pubs. There is an easy and frequent bus service from the High Street to and from Birmingham City Centre which lies approximately three miles away. University Train Station is around a mile away for direct access to Birmingham New Street Station.

Description

9 Abbey Road is a modern detached house which offers well laid-out accommodation over two storeys extending to approximately 1,274 sq ft (118 sq m).

The property is entered via a uPVC double glazed porch with glazed inner front door opening into the spacious 'L' shaped living /dining room. The living area has a wide bay window to the front, and a feature fireplace with coal-effect electric fire. Smart wood-effect laminate flooring runs through to the dining area to the rear which connects to the kitchen, and also to the conservatory via double glazed sliding doors. The conservatory has a pleasant outlook to the garden and double doors opening to the patio area.

The kitchen is fitted with an array of cream coloured Shaker style base and wall units with

contrasting black acrylic work-tops. There is an under-counter fridge, an integrated dishwasher, electric oven and grill, and a four ring electric hob. A door off the kitchen leads into a utility room which has fitted base units, stainless steel sink, and space and plumbing for a washing machine. There is a door into the garage, a further door to the rear garden, and there is a separate WC.

On the first floor are three bedrooms and a house bathroom. There are two good-sized double bedrooms (one to the front and one to the rear), both with built-in wardrobes. The third bedroom is a single room to the front. The bathroom has tiled floor and fully tiled walls, airing cupboard, bath with shower over, WC, and wash basin.

Outside

To the front of the house is a sizeable fore-garden and driveway providing off road parking for two or three cars. There is an integral garage with power and lighting. To the rear is a pleasant garden which is laid mainly to lawn, with a paved patio and mature shrubs to the borders.

General Information

Tenure: The property is Freehold.

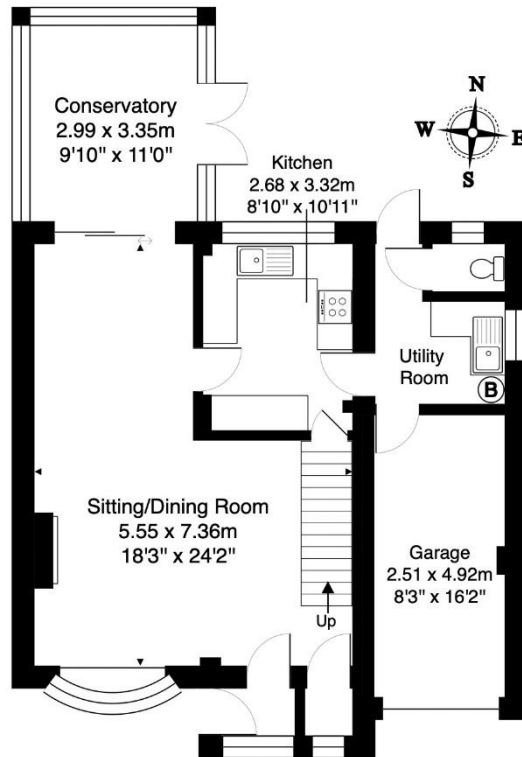
Council Tax: Band F

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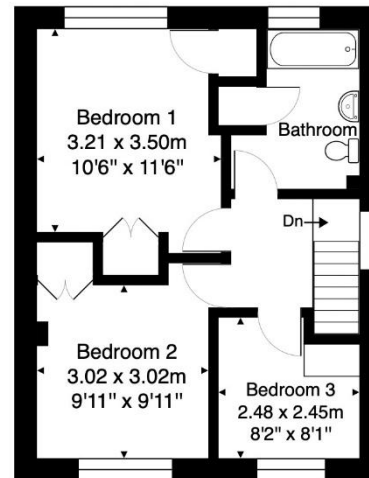


To view this property call Robert Powell on **0121 454 6930**

Ground Floor
Floor Area: 76.2 m² ... 821 ft²



First Floor
Floor Area: 42.1 m² ... 454 ft²



9 Abbey Road, Harborne, Birmingham, B17 0JT

Total Area: approx 118.4 m² ... 1274 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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