



87 Hartledon Road, Birmingham

£325,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Offered with no upward chain the property boasts move in ready accommodation and is conveniently located on Hartledon Road, a short walk away from Harborne High Street. The property comprises of fore garden, two spacious reception rooms and an extended kitchen diner. Upstairs offers two double bedrooms and family bathroom. To the rear of the property is a low maintenance private garden.





Lounge

Spacious lounge benefitting from bay window to the front elevation, feature fireplace and wooden surround. Period cornice and ceiling rose, ceiling light point, central heating radiator and carpeted flooring.

Dining Room

Offering a further versatile reception room, making for an excellent dining room or further lounge. Boasting spacious understairs storage, window to the rear elevation and feature brick wall. Complete with coving, ceiling light point and central heating radiator.



Kitchen Diner

Extended kitchen diner, allowing ample room for dining area. Further allowing the potential to convert into a downstairs WC or utility room. The kitchen offers a range of base and wall units, ample worktop space and plumbing for utilities. Integrated oven, gas hob and extractor over. Two windows to the side elevation, two central heating radiators and ceiling light points.





Master Bedroom

Spacious master bedroom comprising two windows to the front elevation, convenient storage cupboard, carpeted flooring, ceiling light point and central heating radiator.

Bedroom Two

Offering a further double bedroom, complete with window to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.



Bathroom

Extensive family bathroom benefitted from fitted bath and shower over. Low level flush WC, hand wash basin and central heating radiator. Airing cupboard, ceiling spotlights and wooden flooring. The spacious bathroom allows the potential to have separate bath and shower fitted.



Council Tax band: C

Tenure: Freehold

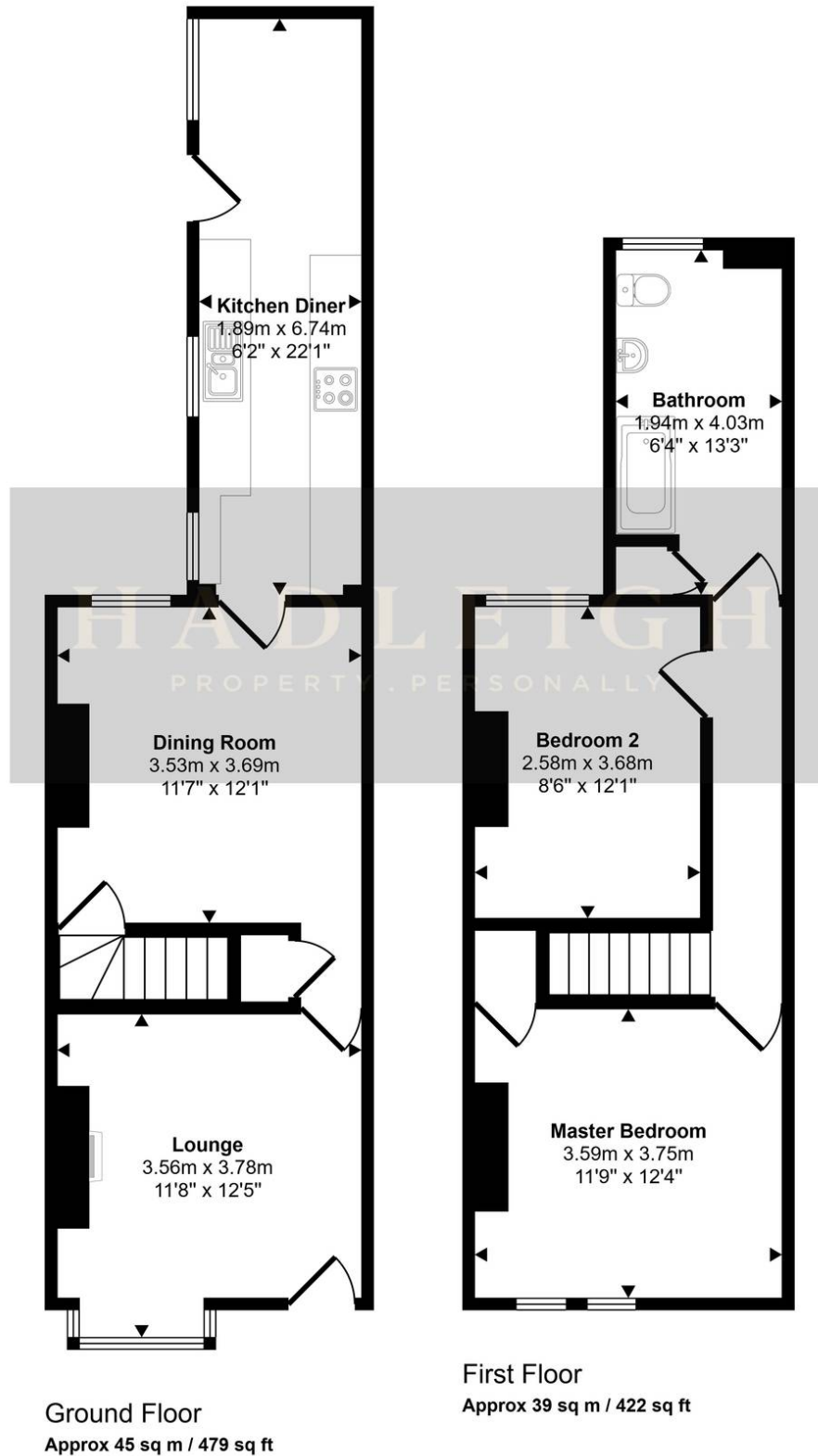
Energy performance certificate: E



- Two bedroom terraced home
- Sought-after location
- No upward chain
- Extended kitchen/diner
- Move-in ready accommodation
- Two reception rooms



Approx Gross Internal Area
84 sq m / 901 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.