



## Gleave Road, Birmingham

- Terraced Home in Popular Residential Location in Selly Oak
- Two Reception Rooms
- Large Rear Garden
- No Upward Chain
- Two Spacious Double Bedrooms
- Modernised Kitchen and Bathroom
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - D

**Offers In The Region Of £210,000**

**Tenure: Freehold**

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# Gleave Road, Birmingham

## DESCRIPTION

A fantastic opportunity to acquire this traditional two bedroom mid-terraced property situated in this popular locality in close proximity to the Queen Elizabeth Medical Complex and Birmingham University. Ideal for both first time buyers or alternatively as an investment, the property has been well maintained throughout with refitted kitchen and bathroom fixtures. Being sold with No Upward Chain.

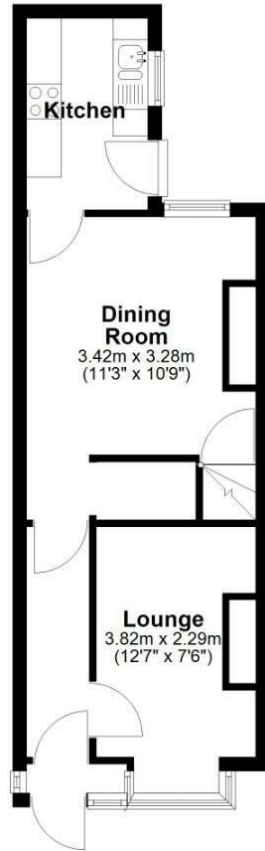
The property is set back away from the road via a gated front courtyard, benefitting from double glazing and gas central heating. The internal accommodation provides a entrance porch leading into a separate hallway that provides access in to traditional front and rear reception rooms. The rear reception room provides the access to the first floor and access to the kitchen. The refitted kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, with integrated oven and electric hob with space for other kitchen appliances and housing the central heating boiler. The first floor offers two generously sized bedrooms, complimented with a partly-tiled bathroom suite with WC, wash hand basin and bath with separate electric shower.

To the rear is a well maintained and spacious rear garden, with private patio space and a gate access through to a large lawn area with fence boundary - with a private right of way for neighboring properties.

The property is located in this popular residential neighbourhood in Selly Oak, with plenty of local amenities including shops, cafés and transport facilities within very close proximity. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre. Additionally Selly Oak train station is also easily accessible offering direct access into New Street station and the national rail network.



**Ground Floor**  
Approx. 31.9 sq. metres (343.1 sq. feet)



**First Floor**  
Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-----------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current   | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |           |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |           |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |           | <b>83</b>                                      | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |           |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |           |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            | <b>58</b> |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |           |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |           |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |           |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |           | EU Directive 2002/91/EC                        | England & Wales                                                 |
|                                             |           |                                                | EU Directive 2002/91/EC                                         |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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