



**Hartledon Road, Birmingham B17 0AA**

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## **Hartledon Road, Birmingham**

A characterful and beautifully presented period terraced home situated in this popular central Harborne location in close proximity to the many amenities on the High Street. This property combines fantastic contemporary living whilst retaining plenty of original period features throughout

### **Agent Note**

This property is council tax band C.

### **Dining Room**

13' x 12' 1" ( 3.96m x 3.68m )

Double glazed window to front, ceiling light point, feature fireplace with inset gas log burner, wooden floorboards, space for dining table, shelving, central heating radiator.

### **Lounge**

15' 6" x 12' 1" ( 4.72m x 3.68m )

Double glazed window to rear, ceiling light point, feature fireplace, wooden floorboards, door to stairs to first floor, door to kitchen, storage cupboard.

### **Kitchen**

12' 4" x 6' 6" ( 3.76m x 1.98m )

Double glazed door to side, ceiling light point, tiled floor and part tiled walls, integrated gas oven and electric hob, range of wall & base units with worktops over, wall mounted boiler, space for fridge freezer, plumbing for washing machine & dishwasher, sink & drainer with mixer tap.

### **Sunroom**

13' x 5' 10" ( 3.96m x 1.78m )

Double glazed windows surround and glass roof with door to side, part brick built, wall light points, laminate flooring, central heating radiator.

### **Landing**

Doors to two bedrooms and bathroom, laminate flooring, wall lights.

### **Bedroom 1**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Double glazed windows to front, wooden floorboards, ceiling light point, built in storage cupboard, central heating radiator.

### **Bedroom 2**

12' 3" x 9' 2" ( 3.73m x 2.79m )

Double glazed window to rear, ceiling light point, wooden floorboards, stairs to loft room.

### **Loft Room**

18' 5" x 12' 2" ( 5.61m x 3.71m )

2 X skylight windows, ceiling & wall light points, wooden floor boards (currently used as a dressing room).

### **Bathroom**

13' 1" x 6' 4" ( 3.99m x 1.93m )

Double glazed frosted window, fully tiled floor & walls, ceiling spotlights, wash hand basin fitted into cupboard & mirror above, claw foot bathtub with mixer tap & shower head attachment, shower cubical with glass doors, low level flush w/c, fitted single cupboard.

### **Front Garden**

Small wall & gate around front of garden, shared gate and path with neighbour, outside light.

### **Rear Garden**

Brick built BBQ, mainly laid to lawn, pathway up garden, patio area, fencing & large bushes for privacy, access to sunroom.

### **Parking**

On street parking.





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## Hartledon Road, Birmingham

- Two/Three Bedroom Property
- Traditional Mid-Terraced
- Sought-After Location in Harborne
- Two Reception Rooms
- Staircase from Second Bedroom Leading into Loft Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Price:

**£325,000**



Total floor area 104.2 m<sup>2</sup> (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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