



39 Clarence Road, Harborne

£480,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic terraced property for sale. Situated on Clarence Road the property is within walking distance to Harborne High Street.

The property comprises, fore garden, entrance hallway and two spacious reception rooms on the ground floor. The lower ground offers a further study/ fourth bedroom, fitted kitchen and dining area with downstairs WC and storage cupboard. The first floor boasts two double bedrooms and spacious family bathroom. Situated on the second floor is the master bedroom with en-suite shower room. This house further boasts a good size rear garden.

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Entrance Hallway

Solid wood front door, tiled flooring and coving. Feature plaster arch, ceiling light point and central heating radiator.

Reception Room

An excellent multi purpose reception room with feature fireplace, sash window to the front elevation and wooden flooring. Ceiling rose and coving, central heating radiator and ceiling light point.

Lounge

Spacious lounge boasting feature open fireplace, sash window to the rear elevation and wooden flooring. Ceiling light point with ceiling rose, central heating radiator and stairs to first floor accommodation.



Dining Room

Being open plans tyle with the kitchen, the dining room offers patio doors to the garden. Comprising, stove, fitted base units and worktop. Ceiling spotlights, central heating radiator and tiled flooring.





Kitchen

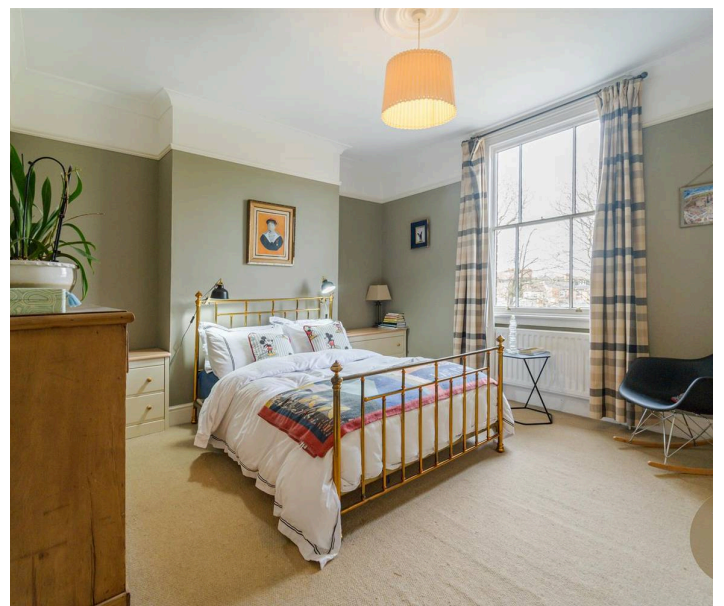
Fitted kitchen with a range of base and wall units, partially tiled splashbacks and stainless steel sink and drainer. Two windows to the side elevation and partially glazed back door. Further benefitting from access to pantry.

Guest WC

Low level flush WC, hand wash basin and partially tiled walls. Opaque glazed window, central heating radiator and ceiling spotlight.

Bedroom Two

Spacious bedroom benefitting from fitted wardrobes and sash window to the rear elevation. Carpeted flooring, ceiling light point and ceiling rose. Picture rail, coving and central heating radiator.





Bedroom Three

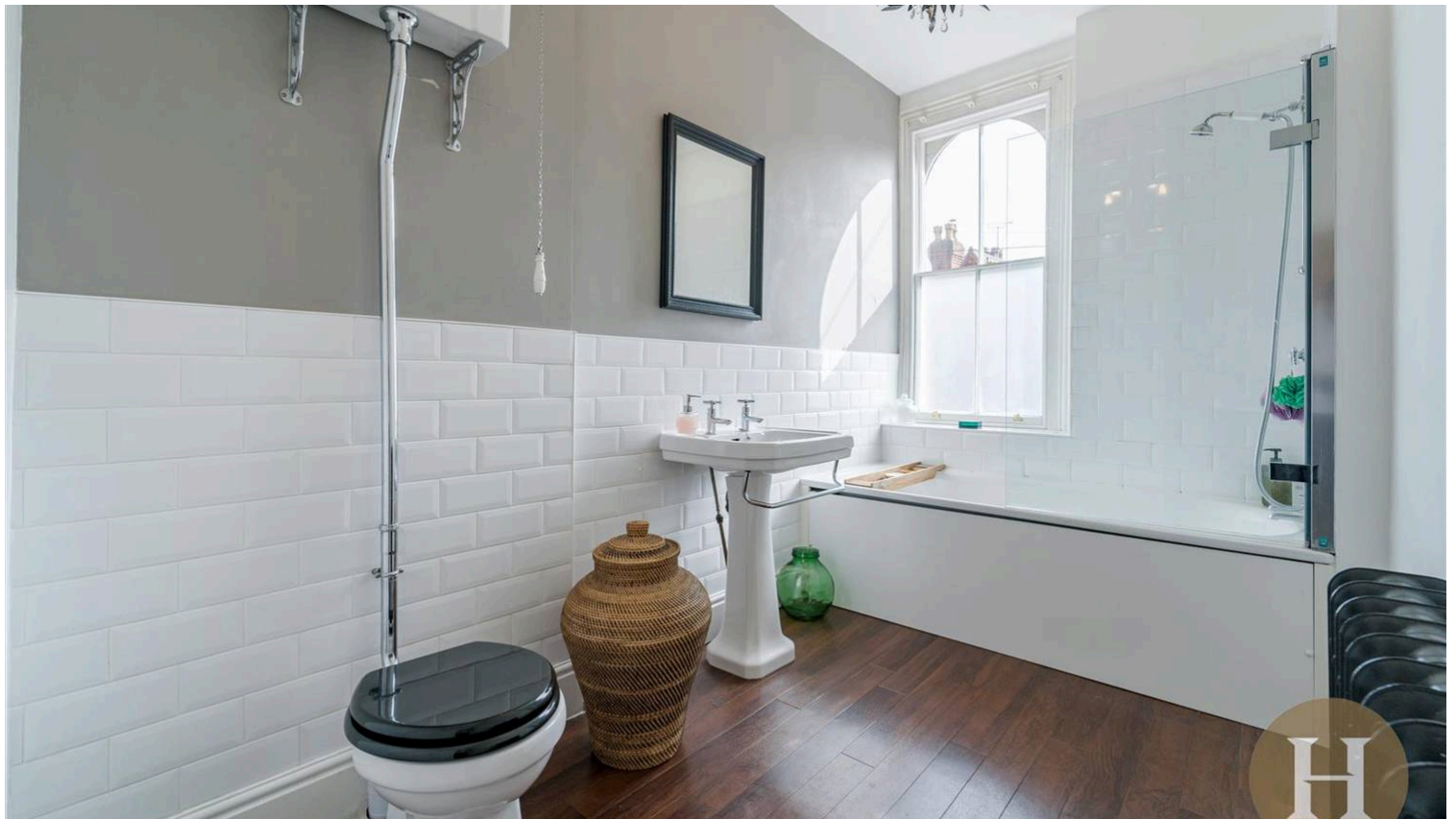
Additional double bedroom with wooden flooring, sash window to the front elevation and traditional feature fireplace. Central heating radiator, ceiling light point and picture rails.

Bedroom Four

Excellent room allowing for option to be used as an additional guest bedroom. With window to the front elevation, fitted units along the side wall and central heating radiator.

Bathroom

Spacious house bathroom with fitted bath and shower over. Traditional flush WC, hand wash basin and partially tiled walls. Traditional column radiator, ceiling light point and opaque glazed sash window.





Master Bedroom

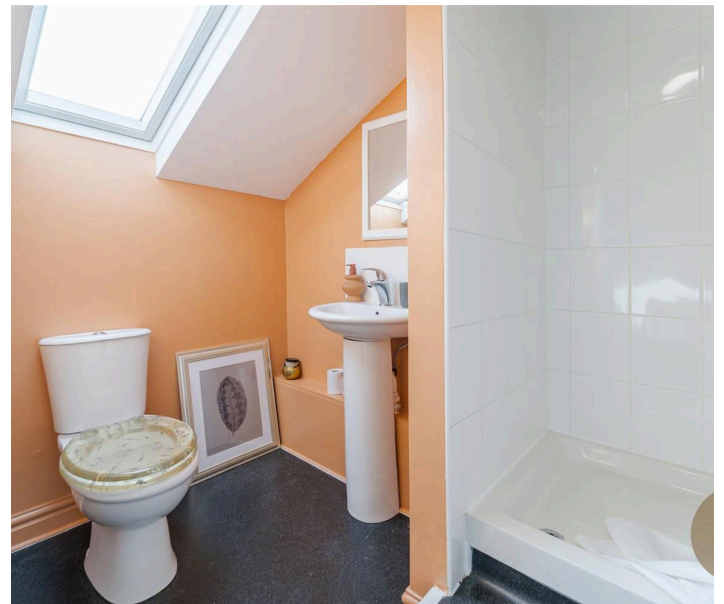
Fantastic master suite, boasting ample storage within the eaves and fitted wardrobes. Windows to the rear elevation and skylight, two central heating radiators and carpeted flooring.

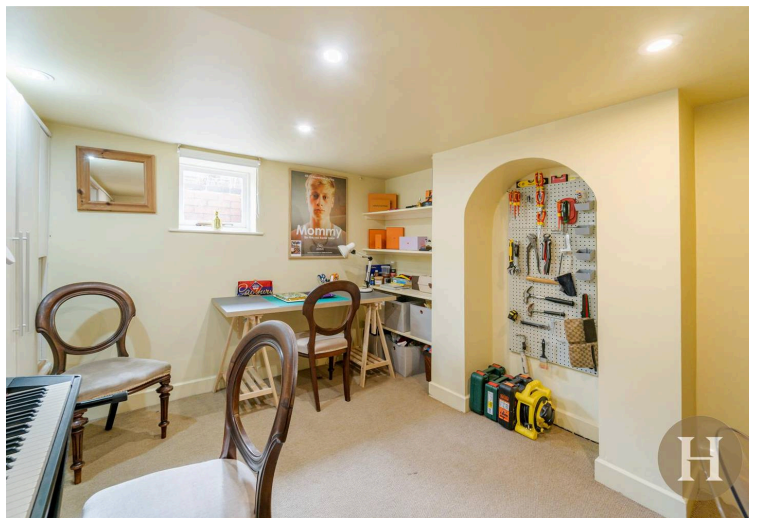
En suite

Walk in shower, low level flush WC, hand wash basin and towel radiator. Ceiling light point and skylight.

Location

Clarence Road is conveniently located within walking distance to Harborne High Street, offering an array of bars, restaurants and local supermarkets, including Waitrose and Marks and Spencers Foodhall. Excellent transport links are on offer to Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities included Harborne Leisure Centre, Harborne Golf Club and Edgbaston Priory. The property further benefits from being within catchment area for a number of local schools.



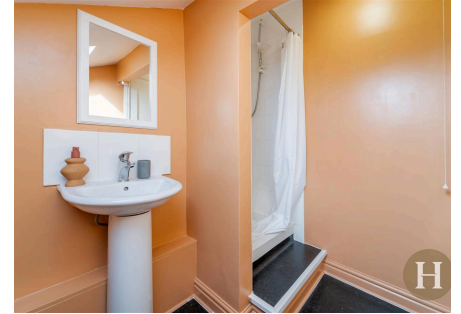


Council Tax band: E

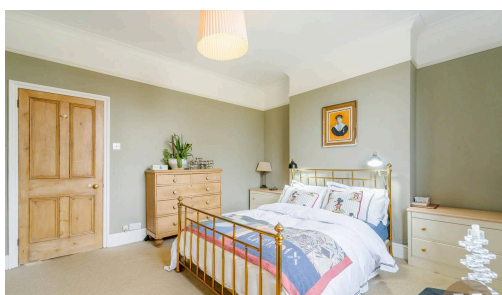
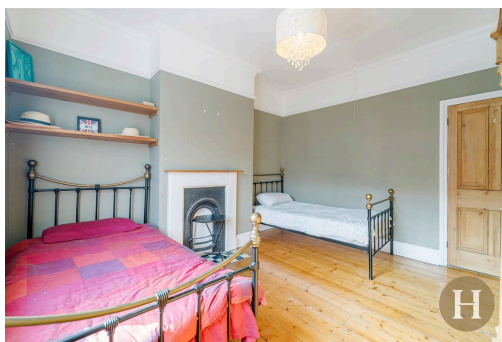
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Set over four floors with flexible living space
- Two reception rooms & kitchen/diner
- Master bedroom with ensuite



Approx Gross Internal Area
159 sq m / 1709 sq ft



Lower Ground Floor
Approx 44 sq m / 472 sq ft

Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 43 sq m / 458 sq ft

Second Floor
Approx 35 sq m / 373 sq ft

Denotes head height below 1.5m

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.