



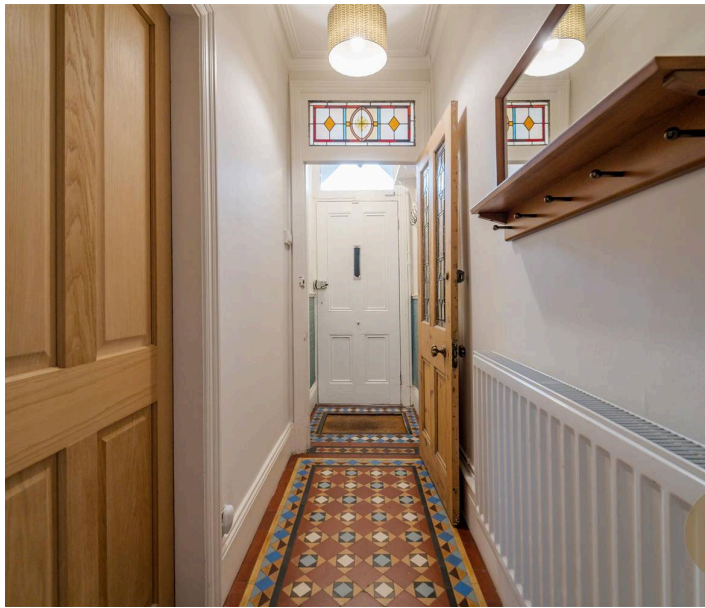
87 Wood Lane, Harborne

£485,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial three bedroom terraced home for sale. Set over three floors the property benefits from a rear kitchen extension and loft conversion, complete with ensuite.

The property comprises of entrance porch and hallway, maintaining many period features. Two spacious reception rooms are on offer, leading to a modern and bright kitchen diner, further benefitted by the rear extension. The first floor accommodation boasts two bedrooms and family bathroom benefitting from freestanding bath and walk in shower. With stairs leading to the second floor adding a further master bedroom and ensuite shower room.

H



Location

Wood Lane is set within easy reach to Harborne High Street, offering an array of award winning restaurants, bars and local shops. There are a number of primary schools nearby along with excellent transport links into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham. Local leisure facilities include Harborne Golf Club, Edgbaston Priory and Harborne Leisure Centre.

Entrance Porch / Hallway

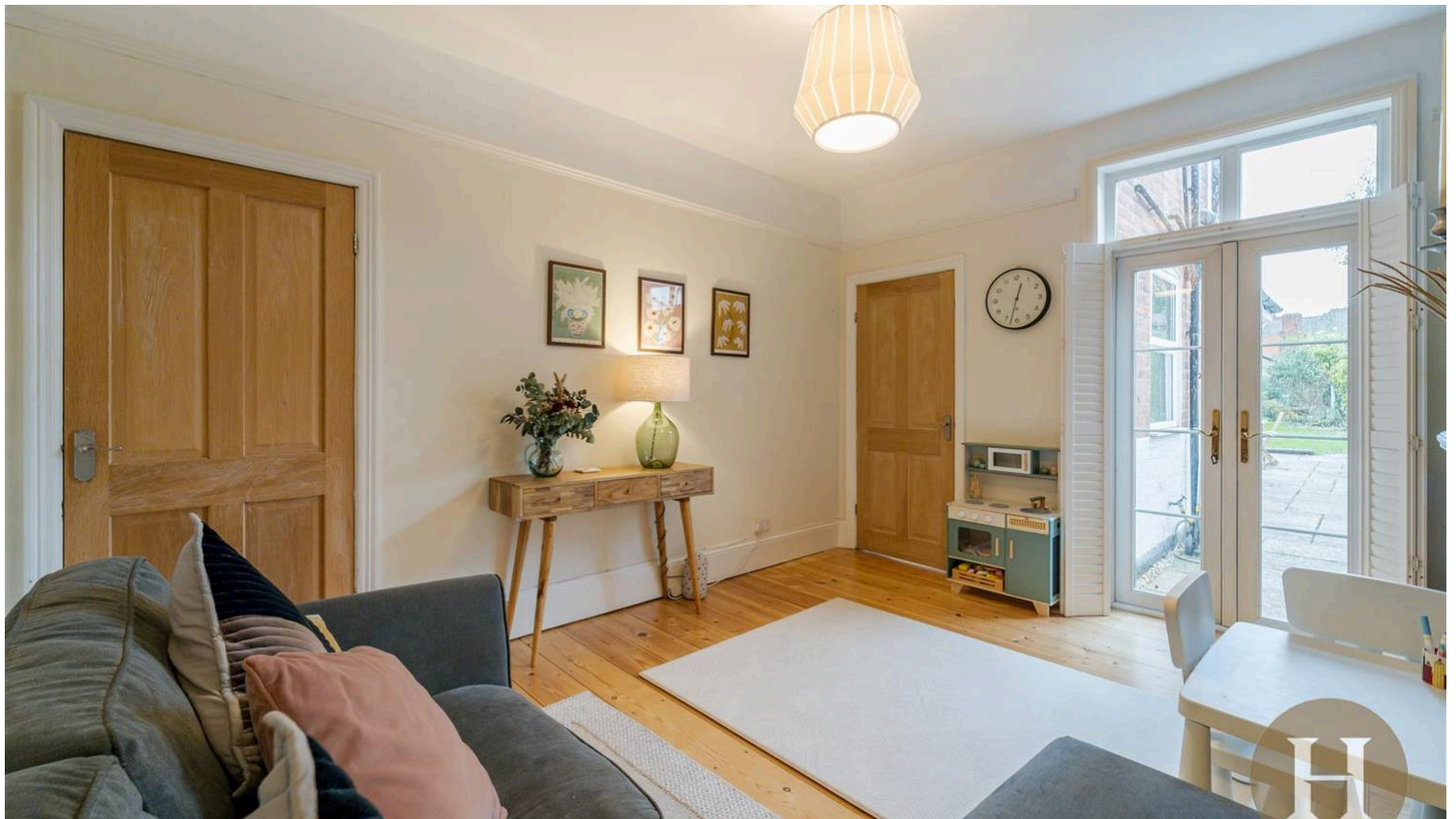
Boasting original Minton tiled flooring, stained glass internal door, two ceiling light points, ceiling Rose and coving. Central heating radiator, access to the front reception room and lounge, along with stairs to first floor accommodation.

Reception Room

Spacious reception room benefitting from bay window to the front elevation with bespoke fitted shutters. Feature fireplace, ceiling light point and ceiling Rose, coving and central heating radiator.

Lounge

Modern lounge benefitting from feature fireplace, wooden flooring and French doors to the rear elevation. The rear doors come complete with fitted shutters, ceiling light point, coving, ceiling Rose and central heating radiator.





Kitchen Diner

Modern fitted kitchen benefitting from a range of base and wall units, including downlighters. Gas hob with extractor over, plumbing for dishwasher and washing machine, window to the side elevation and rear side door. The extended kitchen further creates additional dining space boasting skylight, rear French doors and window to the side elevation. Ceiling spotlights, tiled flooring and understairs storage access.

Landing

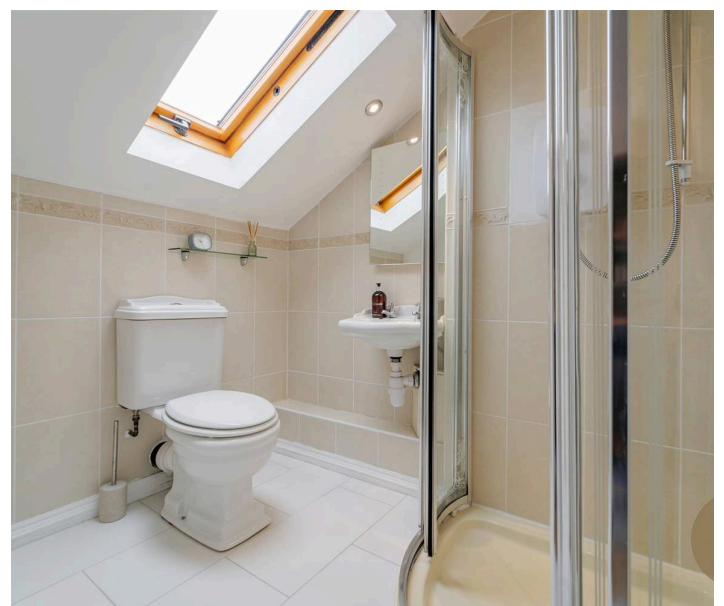
Open wooden bannisters, carpeted flooring and ceiling light point, stairs to second floor accommodation.

Master Bedroom

Dormer master suite, complete with access to ensuite. Eaves storage, window to the rear elevation and skylight. Ceiling spotlights and central heating radiator.

Ensuite

Partially tiled shower room, shower cubicle, low level flush WC and hand wash basin. Central heating radiator, ceiling spotlights and skylight.





Bedroom Two

Spacious double bedroom boasting two sash style windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

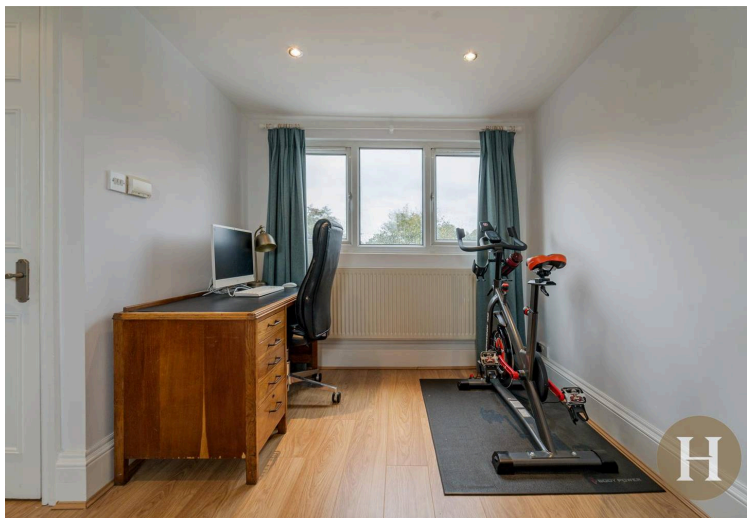
Bedroom Three

Double bedroom with feature period fireplace, window to the rear elevation, carpeted flooring, central heating radiator and ceiling light point.

Bathroom

Modern family bathroom benefitting from freestanding bath and walk in mains shower cubicle. Low level flush WC, hand wash basin, two traditional towel radiators and tiled flooring. Opaque window to the rear elevation and ceiling light point.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

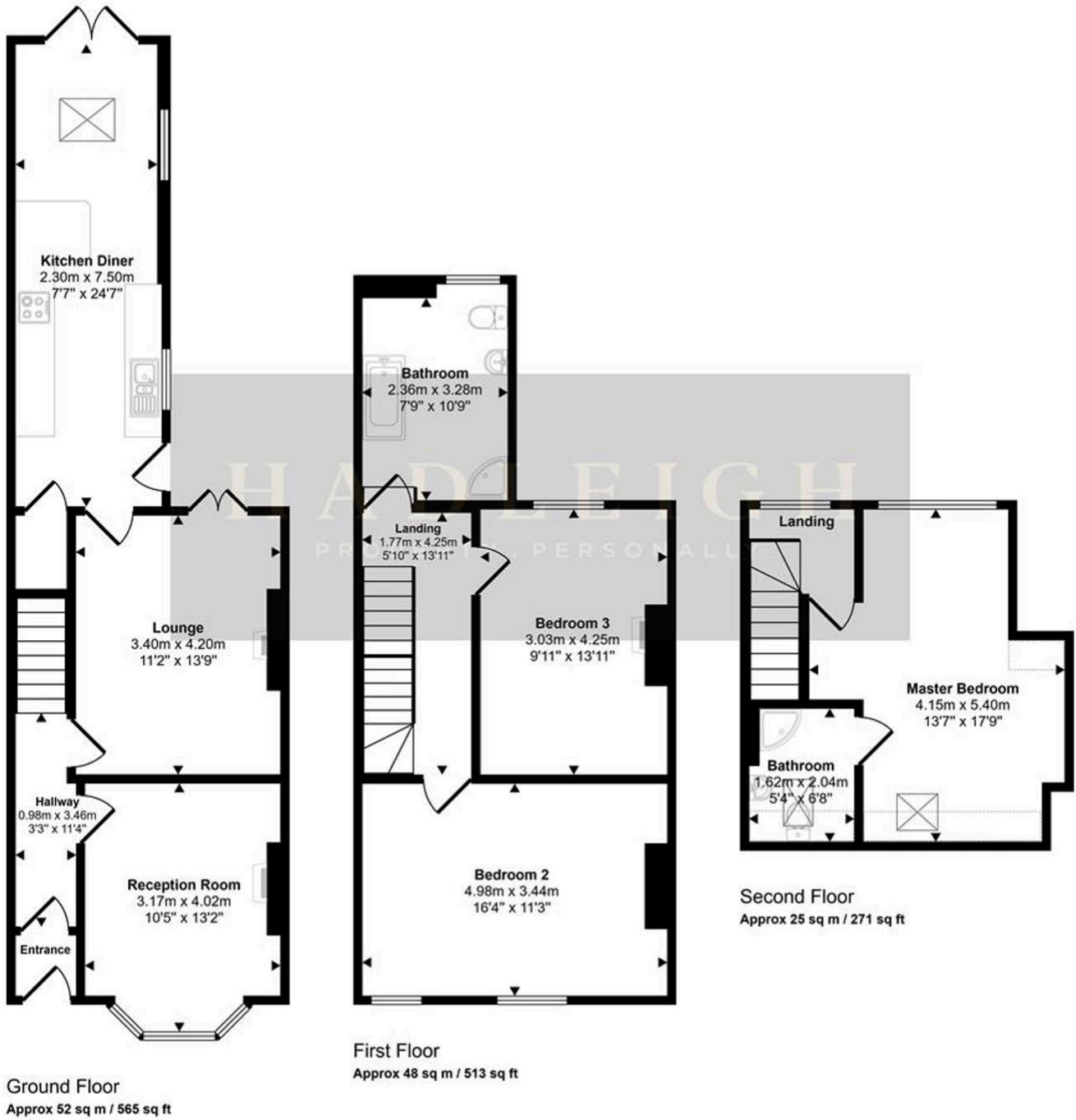
EPC Environmental Impact Rating: E



- Three bedroom terrace over three floors
- Loft conversion with master suite
- Two reception rooms with period features
- Extended kitchen/diner



Approx Gross Internal Area
125 sq m / 1349 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.