



Hartledon Road, Harborne, Birmingham, B17 0AA

- Superbly Maintained Traditional Victorian Terraced Property
- Two Double Bedrooms
- Good Sized Low Maintenance Rear Garden
- No Upward Chain
- Popular Central Harborne Location
- Two Reception Rooms
- In Excellent Proximity of Harborne High Street, QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £299,950

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DESCRIPTION

A superbly maintained traditional Victorian terraced home situated in this popular central Harborne location in close proximity to the array of amenities available on the High Street. This two bedroom property retains plenty of original character and additionally benefits from a low maintenance rear garden. Being Sold with No Upward Chain

The property provides gas central heating and is fully double glazed. The entrance door leads directly into the front reception room which has a large bay window providing plenty of natural light. The rear reception room provides access to the first floor with plenty of storage available underneath, with access to the kitchen at the rear at the property which comprises wall and base level units with complimentary work surfaces and tiled splash-back. There is an integrated oven with gas hob and extractor fan above, with space for fridge-freezer and washing machine.

The upstairs accommodation provides two spacious double bedrooms, with the main bedroom including some built-in storage. The property is completed with a partly-tiled bathroom suite, complete with WC, wash hand basin, a freestanding bath with a separate shower cubicle and an electric shower, whilst also housing the central heating boiler.

Outside at the rear of the property is a low maintenance garden which includes the two original brick outbuildings, with a patio area and stone pathway to a rear gated access with some mature flowerbeds.

The property is situated in a wonderful location just minutes from Harborne Village High Street and the most highly regarded primary schools within the Harborne area. The High Street provides a whole host of award winning restaurants, pubs and eateries. A variety of local shops and transport links within close proximity provide an added convenience and easy commutes to key points of interest such as the Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre.





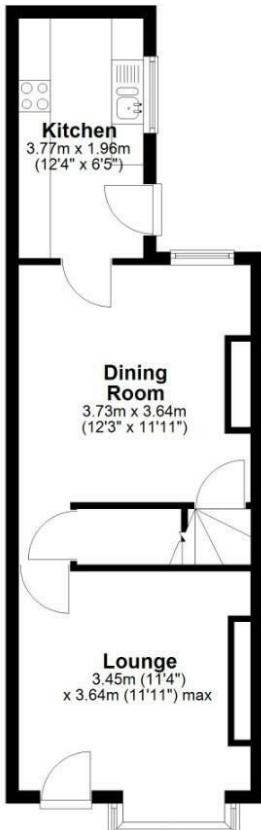
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Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 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.

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

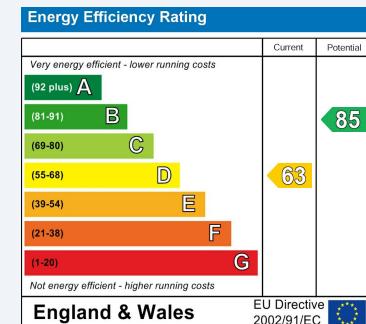
First Floor

Approx. 38.4 sq. metres (413.9 sq. feet)



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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.