

## 27 Clarence Road, Harborne

£390,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Offered with no upward chain, CLARENCE ROAD is a sought after and desirable location within close proximity to Harborne High Street which boasts excellent shopping, restaurant and café facilities.

Set back behind a gated front garden the accommodation comprises to the ground floor; front sitting room, dining room, kitchen and cellar. To the first floor, two bedrooms and bathroom and lastly to the third floor there is the converted loft room.

As an additional compliment to the property there is a delightful split level garden to the rear.

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### Lounge

Hardwood front door to front elevation with single glazed obscure window above, feature fireplace with timber surround and gas fire on tiled hearth, coving to ceiling, ceiling light point with rose, fitted storage unit, window to front elevation with plantation shutters and arch to;

### Dining Room

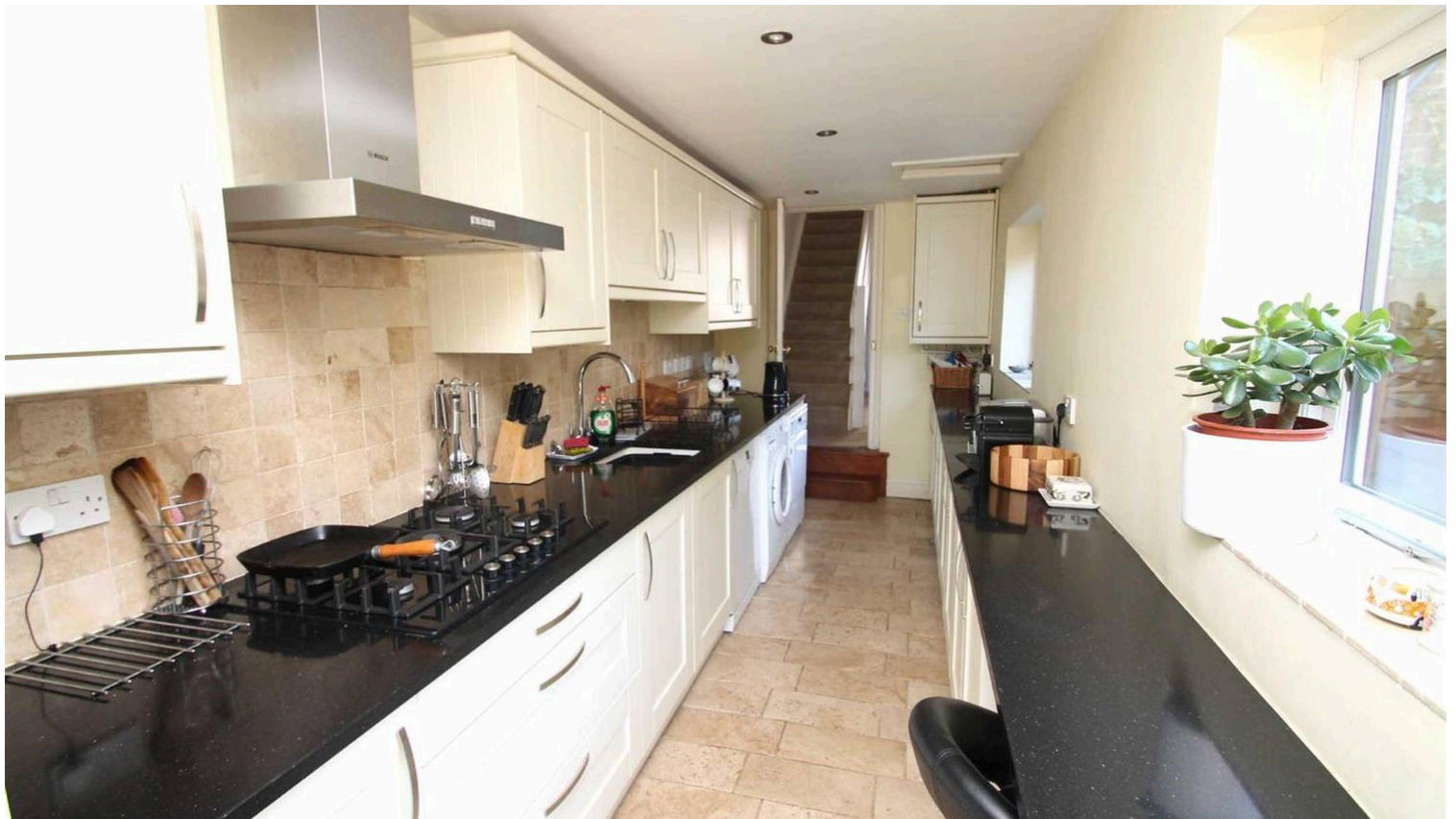
Double central heating radiator, under stairs cupboard, double glazed sash window to the rear, stairs rising to the first floor and door to;

### Cellar

A concealed access leads down to the cellar with central heating radiator, wood panelled walls, cellar window to front and useful storage.

### Kitchen

A range of modern wall and base units with work-surface over, incorporating integrated single drainer sink, five ring gas hob, integrated double oven, plumbing for appliances, tiled splashbacks, tiled floor, wall mounted central heating radiator, two double glazed windows to the side and double glazed french doors to the rear, opening onto the patio.





### **Master Bedroom**

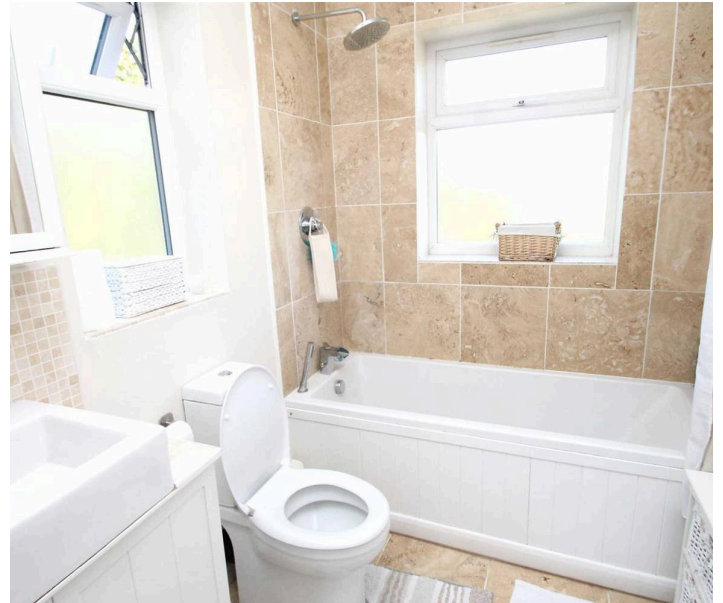
With central heating radiator, built-in storage wardrobe, picture rail, feature ceiling rose with light point and double glazed sash windows with plantation blinds to the front.

### **Bedroom Two**

With central heating radiator, coving to ceiling, ceiling light point and double glazed sash window with plantation blinds to the rear.

### **Bathroom**

A modern suite comprising bath with built-in rainfall shower over, wash hand basin with storage under, low level WC, part tiled walls, tiled floor, heated towel rail and frosted double glazed windows to the side and rear.

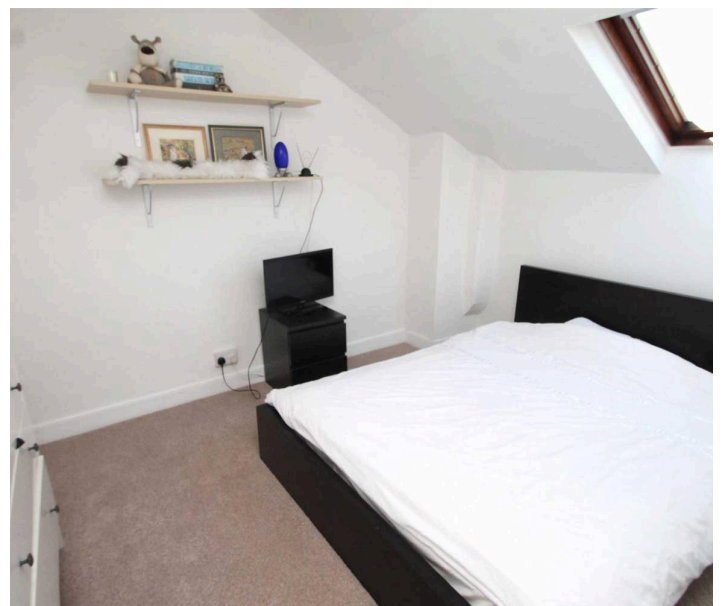


### **Bedroom Three**

Door to eaves storage, central heating radiator and double glazed Velux-style skylight to the rear.

### **General Information**

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable. Tenure - Freehold EPC - D Council Tax Band - D

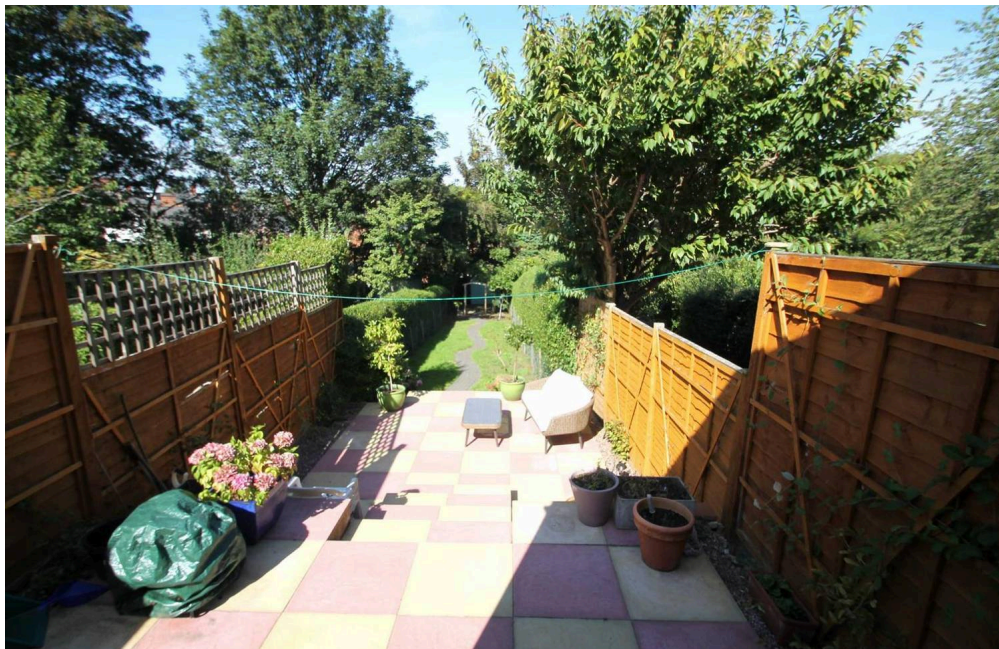


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- No upward chain
- Sought-after location near Harborne High Street
- Two reception rooms, kitchen & cellar

