



## 73 Station Road, Harborne

£420,000 Freehold

Hadleigh Estate Agents are delighted to offer this modern two bedroom conversion, situated within an exclusive gated development. Being offered with no upward chain, the property is steeped in local history, this is a truly fabulous property that provides the perfect combination of modern fixtures and fittings retaining plenty of original features, with the additional benefit of two allocated parking spaces.

Offerings mews style living, the property boasts a spacious open plan kitchen, living and dining area. Two double bedrooms, master complete with en-suite, house bathroom and utility room. To the rear is a private courtyard.

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### Location

The Institute was a local landmark opening in 1878 the building has been sympathetically converted to create an exclusive gated development. Being within walking distance to Harborne High Street, offering an array of bars, restaurants and local supermarkets. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. This exclusive property also sits conveniently for access to local primary schools.

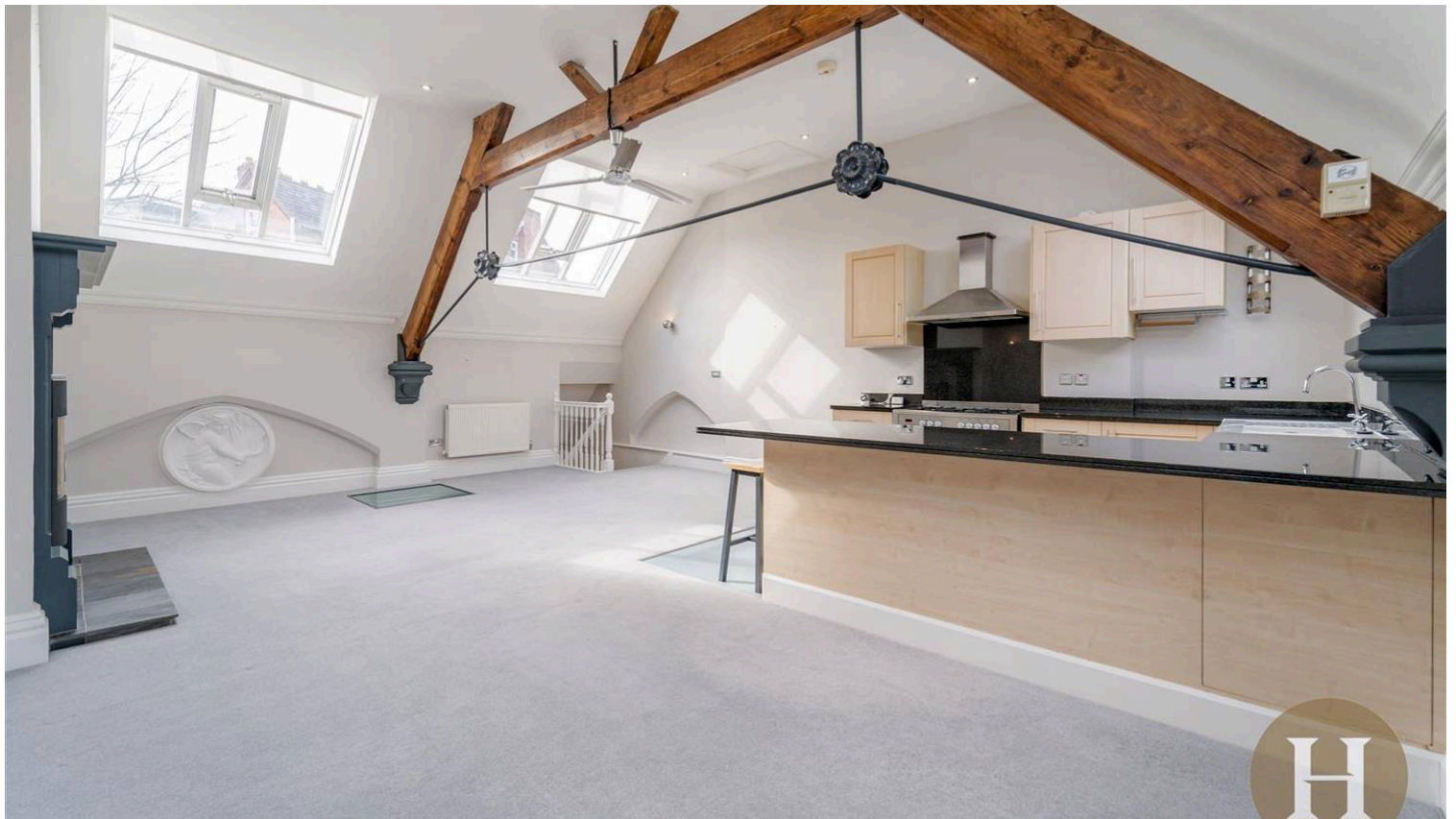
### Entrance Hallway

The front door leads into a welcoming and spacious hallway, giving access to both bedrooms, utility room and bathroom. Stairs lead to the first floor accommodation, with the hallway offering central heating radiator, ceiling light point, window to the front elevation and window between the two floors.



### Kitchen Lounge Diner

The open plan living space offers natural light flooding the room, via four skylights complete with fitted blinds. Feature central oak truss beam set within the vaulted ceiling. A magnificent burner is at the focal point of the room with large surround and hearth, whilst the fitted kitchen offers a range of base and wall units. Double bowl sink, integrated dishwasher, gas hob and extractor over. Completing the room are two central heating radiators, ceiling fan and spotlights.





### **Master Bedroom**

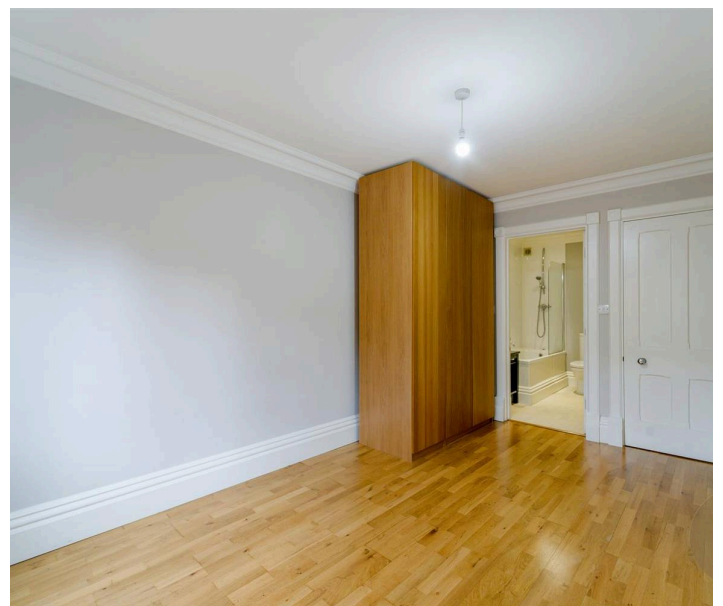
The master bedroom offers traditional features including coving, double doors leading to the courtyard and access to en-suite, along with central heating radiator and two ceiling light points.

### **En-suite**

Modern ensuite with partially tiled walls, low level flush WC, hand wash basin and mains shower cubicle. Central heating radiator, shaving point, extractor fan and window to the side elevation.

### **Bedroom Two**

Boasting an additional double bedroom, complete with windows to the rear elevation, coving, central heating radiator and ceiling light point. The second bedroom further benefits from having access to the 'Jack and Jill' house bathroom.





### **Bathroom**

Modern family bathroom with fitted bath and shower over, along with glass screen. Vanity unit and concealed tap, low level flush WC, central heating radiator, shaving point and ceiling spotlights. The house bathroom also serves as 'Jack and Jill' to the second bedroom.

### **Utility Room**

The convenient utility room allows plumbing for washing machine, offering extra storage space.

### **Courtyard**

Private rear courtyard with slabbed paving and artificial lawn. Side access can also be gained.



Council Tax band: E

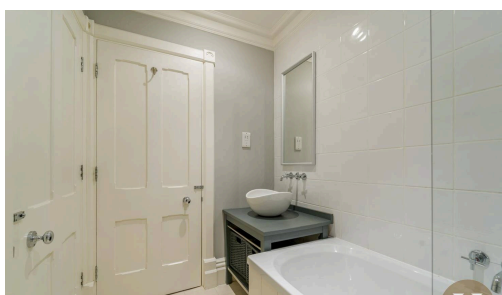
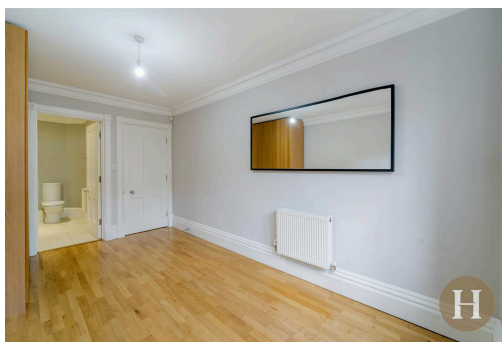
Tenure: Freehold

EPC Energy Efficiency Rating: C

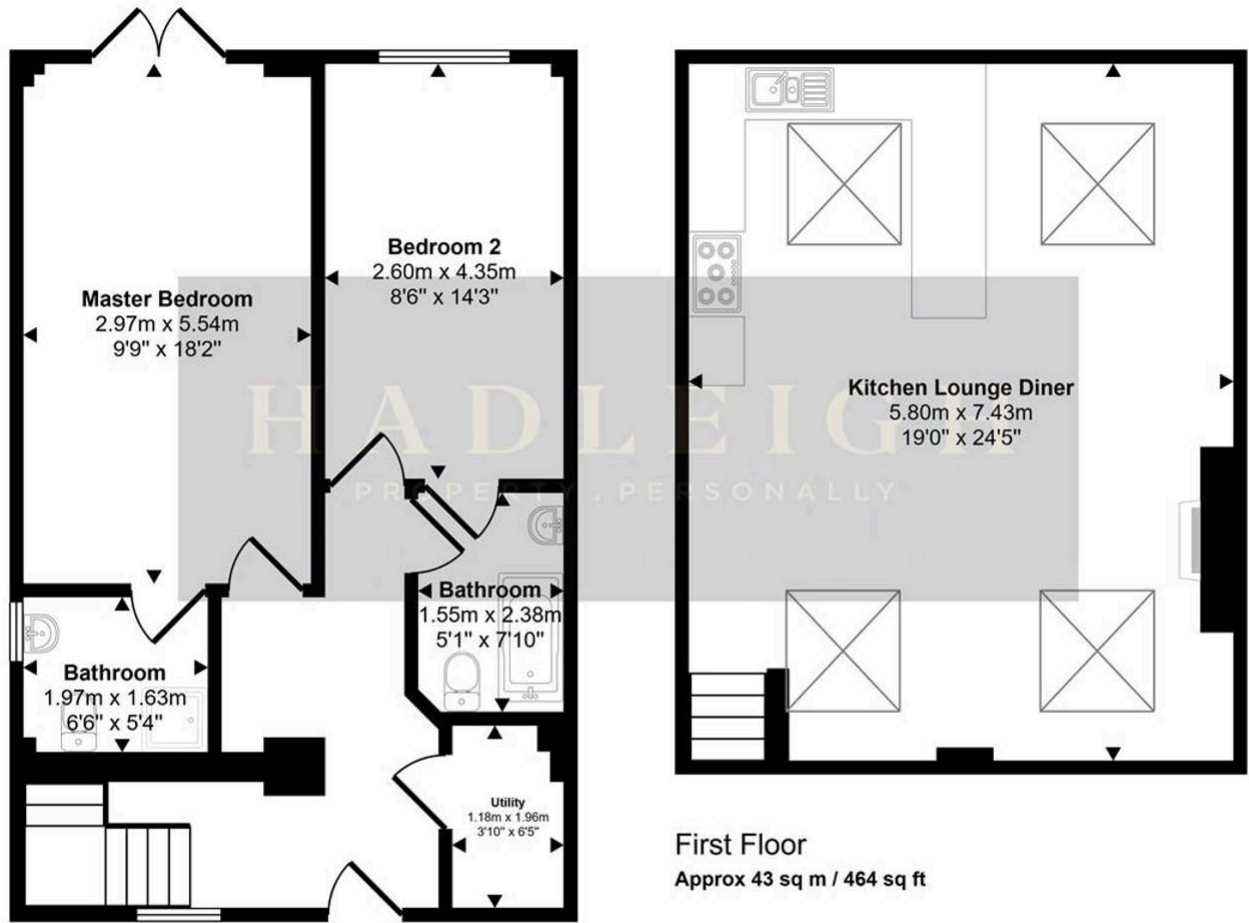
EPC Environmental Impact Rating: C



- No upward chain
- Two bedroom conversion in exclusive gated development
- Retained period features with modern finish
- Two double bedrooms with ensuite to master
- Private courtyard & two allocated parking spaces



Approx Gross Internal Area  
95 sq m / 1019 sq ft



Ground Floor  
Approx 52 sq m / 555 sq ft

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.