

## 16 York Street, Birmingham

£360,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced home for sale. The property boasts driveway parking and garage. Further benefitting the property are two additional parking spaces in front of the garage, whilst the house is conveniently located for all Harborne High Street has to offer.

The property comprises, entrance hallway leading to a fitted kitchen and spacious lounge. The rear of the property benefits from having a conservatory, also giving rear access to the garage. Upstairs has two double bedrooms and modern bathroom.

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### **Location**

Harborne boasts an array of award winning restaurants, local bars, shops including Marks and Spencers Foodhall. Along with popular Leisure facilities including Harborne Leisure Centre, Harborne Golf Club and nearby Edgbaston Priory. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

### **Hallway**

Stairs to first floor accommodation, central heating radiator, ceiling light point and obscure glazed UPVC front door.

### **Kitchen**

Fitted kitchen with a range of base and wall units, integrated appliances. Central heating radiator, ceiling light point, window to front elevation and interior window through to lounge.

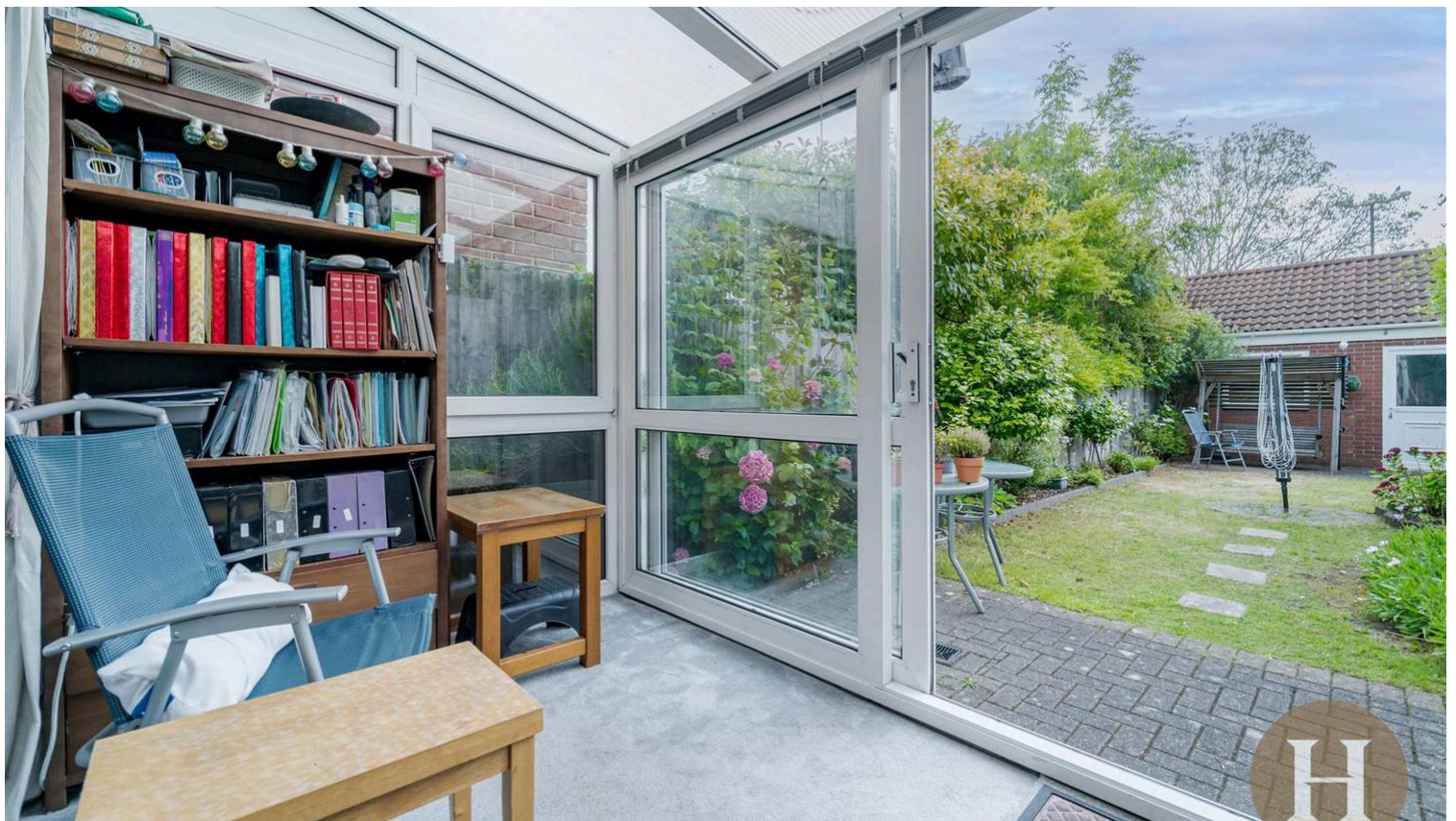


### **Lounge**

Spacious lounge offering sliding patio doors to conservatory, ceiling light point and central heating radiator.

### **Conservatory**

Convenient conservatory with sliding patio doors leading into garden and ceiling light point.





### Master Bedroom

Master bedroom boasting fitted sliding wardrobes, windows to rear elevation, ceiling light point and central heating radiator.

### Bedroom Two

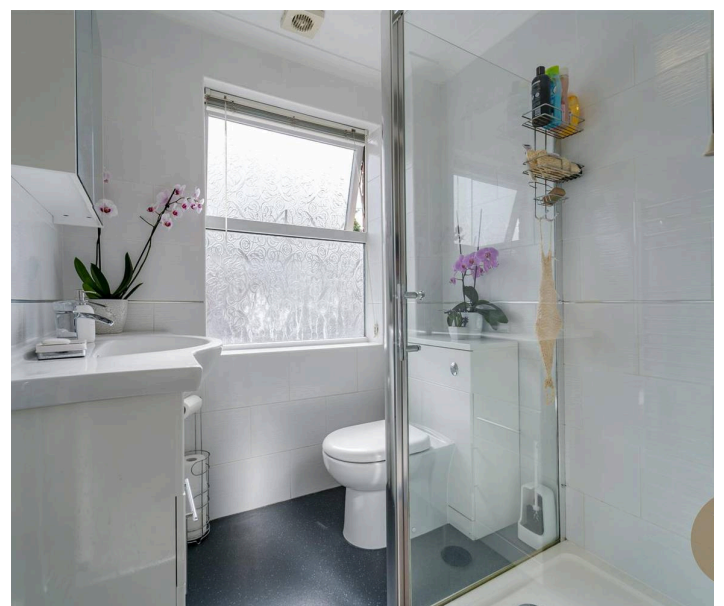
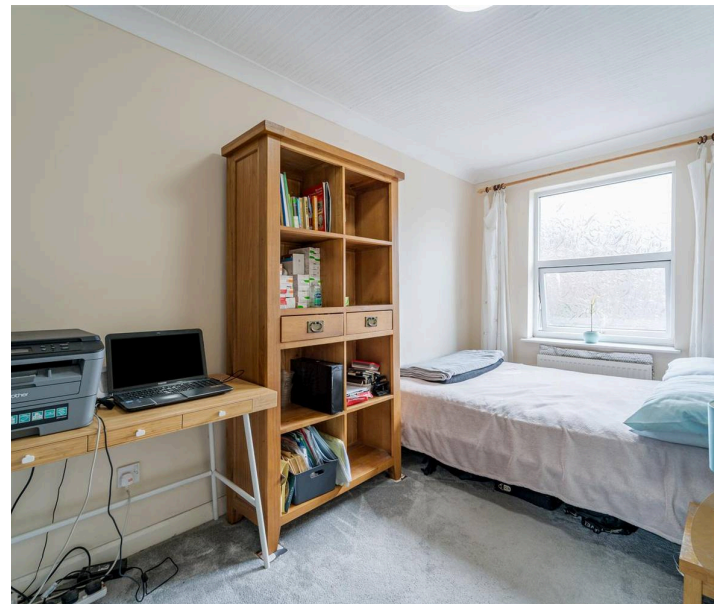
Double bedroom offering window to front elevation, central heating radiator and ceiling light point.

### Bathroom

Low level flush WC, walk in mains shower cubicle and vanity unit. Tiled walls, towel radiator and obscure glazed window to front elevation.

### Garden

Private rear garden predominantly laid to lawn, rear access to garage en-bloc. The property further benefits from its plot size extending past the garage, allowing for two additional parking spaces.



Council Tax band: D

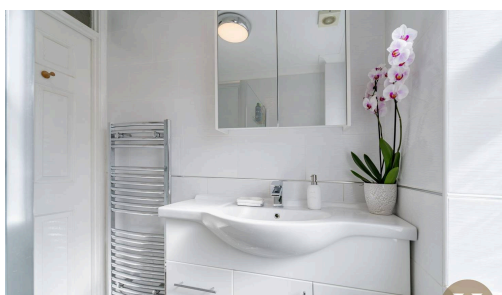
Tenure: Freehold

EPC Energy Efficiency Rating: C

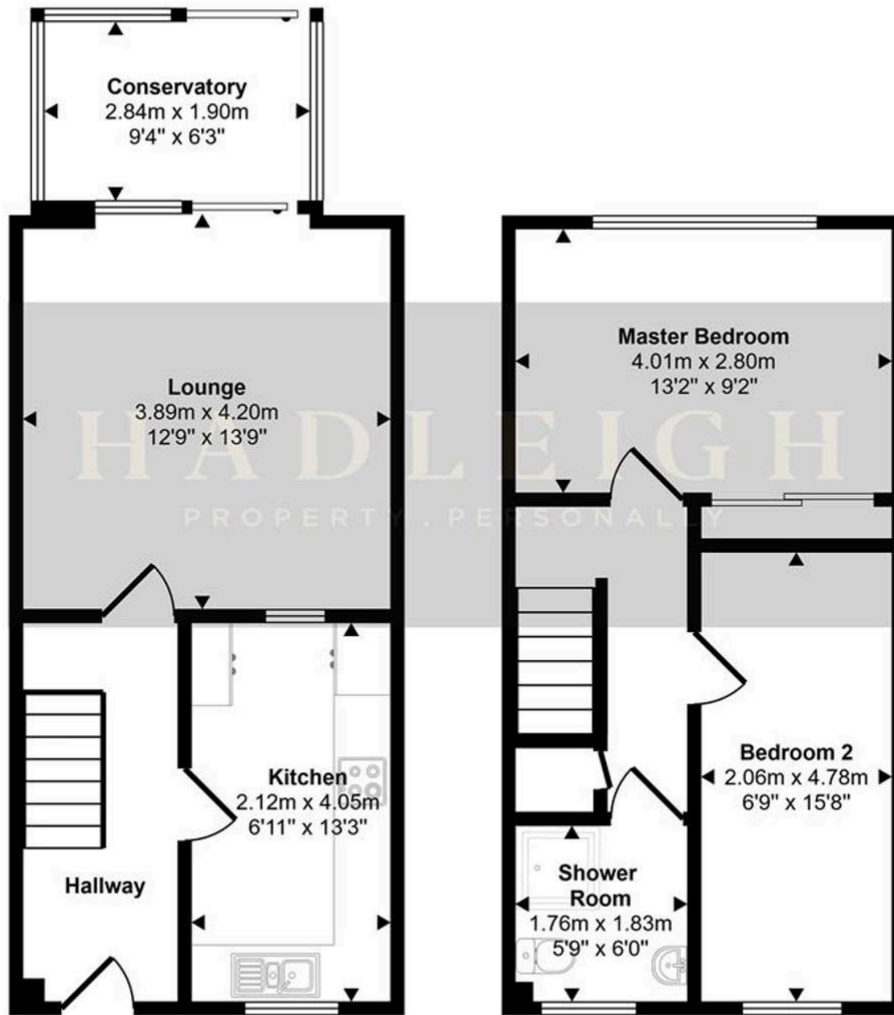
EPC Environmental Impact Rating: C



- Two bedroom terraced home with driveway & garage
- Additional parking spaces to the rear
- Spacious lounge, fitted kitchen & conservatory
- Two double bedrooms & modern bathroom
- Close to Harborne High Street



Approx Gross Internal Area  
71 sq m / 766 sq ft



Ground Floor  
Approx 38 sq m / 414 sq ft

First Floor  
Approx 33 sq m / 352 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.