



26 Northfield Road, Birmingham, B17 0SU

**£252,000**

Hadleigh's are pleased to present this Victorian two bedroom terraced home located on the very popular NORTHFIELD ROAD, HARBORNE. Within walking distance of Harborne high street, a town that boasts high street shopping, a variety of eateries, Harborne Leisure Centre. a range of schools for children of all ages.

This property compromises of: Entrance lounge, spacious kitchen. To the first floor you have two good sized bedrooms and family bathroom.

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 - B



## Lounge



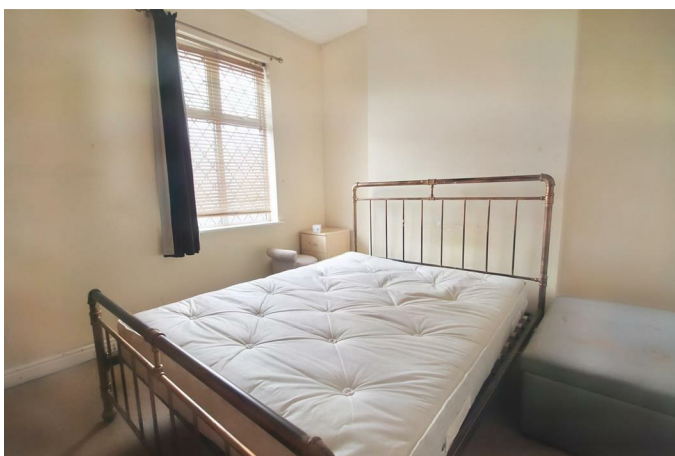
Double glazed window to front elevation, Laminate flooring, Radiator,

## Kitchen



Double glazed window to rear elevation, tiled flooring, barn style doors leading to garden, wall and base level units, work surfaces with sunken sink, plumbing for dishwasher, integrated electric oven, Electric hob with extractor hood over.

## Bedroom one



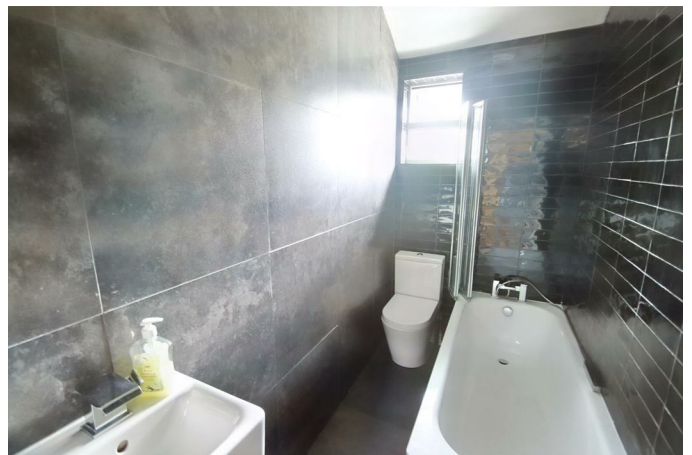
Double glazed window to front elevation, storage cupboard, ceiling light point, radiator.

## Bedroom two



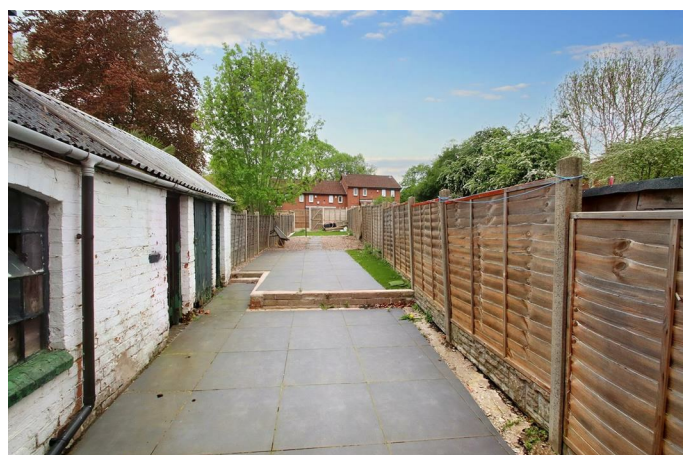
Double glazed window to rear elevation, ceiling light point, radiator

## Bathroom



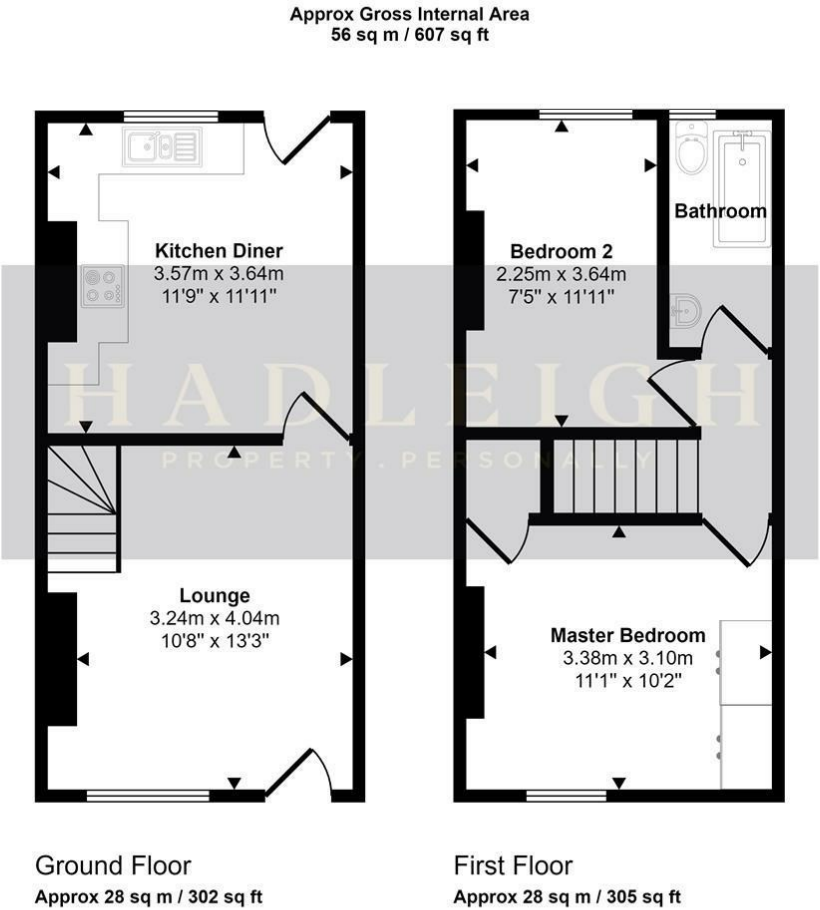
Double glazed window to rear elevation, Panelled bath, tiled walls, hand wash basin, low flush wc.

## Garden



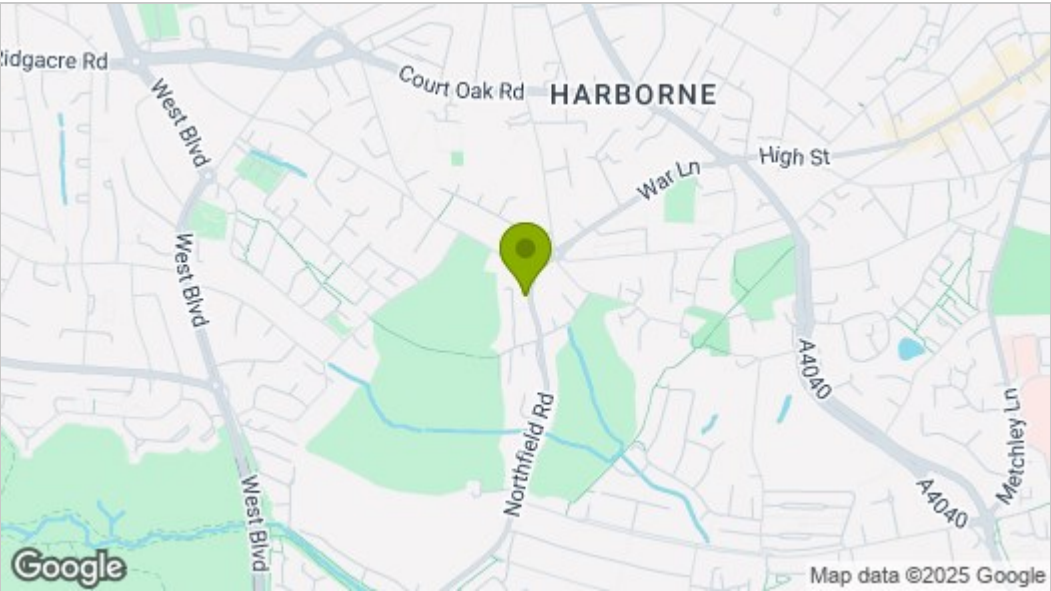
Paved Patio area, rear grass area, rear access, storage out building.

Floor Plan



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.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

