

26 Hartledon Road, Birmingham, B17 0AD

Asking Price £340,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale, located on the ever popular Hartledon Road.

The property benefits from two spacious reception rooms, complete with storage and fitted kitchen. Upstairs benefits from the flying freehold, allowing the first floor accommodation to gain extra space, whilst boasting two double bedrooms, loft access and spacious family bathroom. To the rear is a private garden. The property has modern interiors whilst maintaining traditional features, predominantly original wooden windows with secondary glazing throughout and gas central heating.

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 - TBC

Council Tax Band - C

Location



Hartledon Road is conveniently located for all the amenities Harborne has to offer. Being a short walk to Harborne High Street offering an array of bars, shops including Waitrose and Marks & Spencer's. Along with award winning restaurants. Leisure facilities include Harborne Leisure Centre, Harborne Golf Club and the ever popular Edgbaston priory. Further benefitting from being within close proximity to University of Birmingham and Queen Elizabeth Hospital.

Lounge



Original wooden flooring, bay window to front elevation with original leaded stained glass and ceiling light point with period ceiling rose. Original feature fireplace benefitting from working gas fire, bespoke alcove shelving and two gas central heating radiators.

Dining Room



Tiled flooring, large sash window to rear elevation and original feature fireplace. Gas central heating radiator and ceiling light point, completing the room is a beneficial storage cupboard under the stairs.

Kitchen



Original tiled flooring, fitted kitchen with a range of wall and base solid pine cabinets. along with granite worktops. Belfast sink, extractor hood, plumbing for utilities and window to side elevation along with rear back door.

Master Bedroom



Two sash windows to front elevation, carpeted flooring, Victorian fireplace and ceiling light point.

Gas central heating radiator and internal storage cupboard.

Bedroom 2



Sash window to rear elevation, carpeted flooring, Victorian fireplace, ceiling light point and gas central heating radiator.

Bathroom



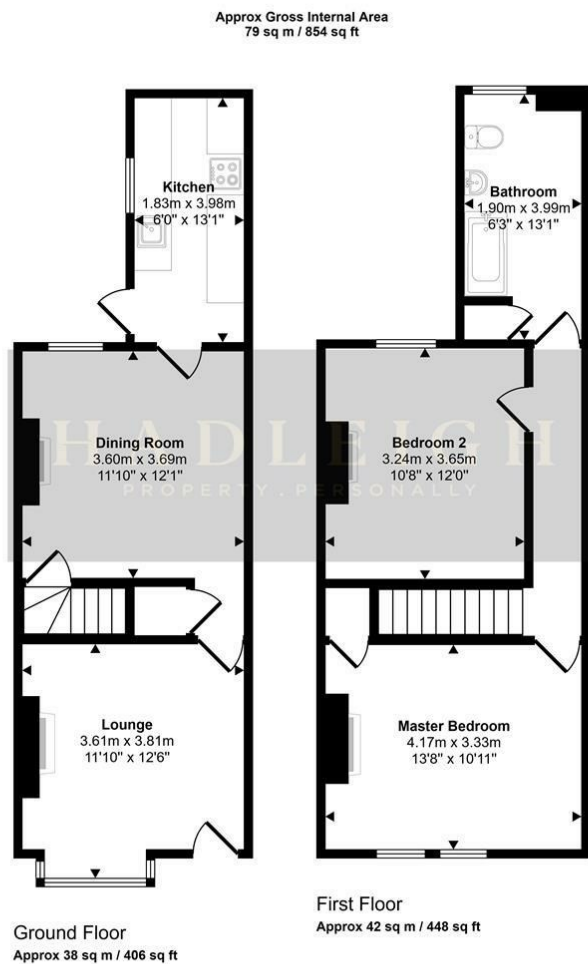
Mains shower over bath, low level flush WC and hand wash basin. Laminate flooring, obscure glazed window to rear elevation, radiator, ceiling light point and airing cupboard.

Garden



Original outhouses, blue brick patio area and garden predominantly laid to lawn.

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

