



50 Osmaston Road, Birmingham, B17 0TL

**Asking Price £369,950**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom semi detached home for sale. Located on the ever popular Osmaston Road the property benefits from a rear kitchen extension and converted garage.

In brief the property comprises, porch and entrance hallway. Benefitting from a garage conversion creating an additional reception room or fourth bedroom. A spacious through lounge to dining room, fitted kitchen and extended kitchen and dining space. Completing downstairs is a guest WC.

The first floor boasts two double bedrooms, a good sized single bedroom and family bathroom. To the rear of the property is a large private garden and to the front offers driveway parking.

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 - C

Council Tax Band - C

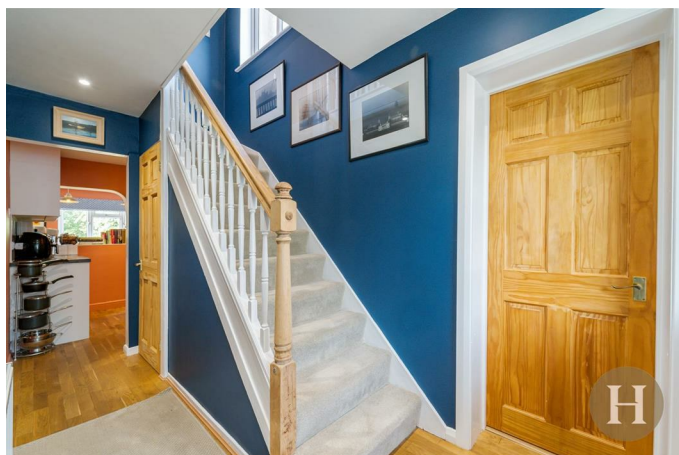


## Location



OSMASTON ROAD is situated in prime Harborne location, benefiting from easy access to an abundance of shops, cafés and restaurant's. The University of Birmingham, Harborne High Street and Queen Elizabeth Medical Complex are all within walking distance from the property. Birmingham City Centre is also easily accessed by excellent bus and train links. Further benefitting from local schools and leisure facilities.

## Entrance Porch/ Hallway



Double door porch leading through to spacious entrance hallway with central heating radiator, ceiling light points and understairs storage.

## Lounge



Double glazed bay window to front elevation, feature fire place, central heating radiator, ceiling light point and carpeted throughout.

## Dining room



Double glazed French door leading to garden, ceiling light point, central heating radiator and carpeted flooring.

## Kitchen Dining Room



Modern fitted kitchen with a range of base and wall units, integrated oven, gas hob and extractor hood. The kitchen extends into the dining room offering further base and wall units, sink unit and plumbing for utilities. Dual aspect windows to side and rear elevation. Ceiling light points and rear patio door leading to garden.



## Reception Room



Multi purpose room, being suitable for additional lounge, study or fourth bedroom. Double glazed window to front elevation, laminate flooring, ceiling spot lights, central heating radiator and door leading to WC.

## Guest WC



Obscure glazed window to rear elevation, low level flush WC, hand wash basin and ceiling spotlights.

## Landing

Double glazed window to side elevation, and access to pull down loft hatch.

## Master Bedroom



Spacious double bedroom with double glazed bay window to front elevation, central heating radiator, ceiling light point and carpeted flooring.

## Bedroom Two



Double bedroom with double glazed window to rear elevation, central heating radiator, ceiling light point and carpet flooring.

## Bedroom Three



Double glazed window to rear elevation, central heating radiator, ceiling light point and carpet.

## Family Bathroom



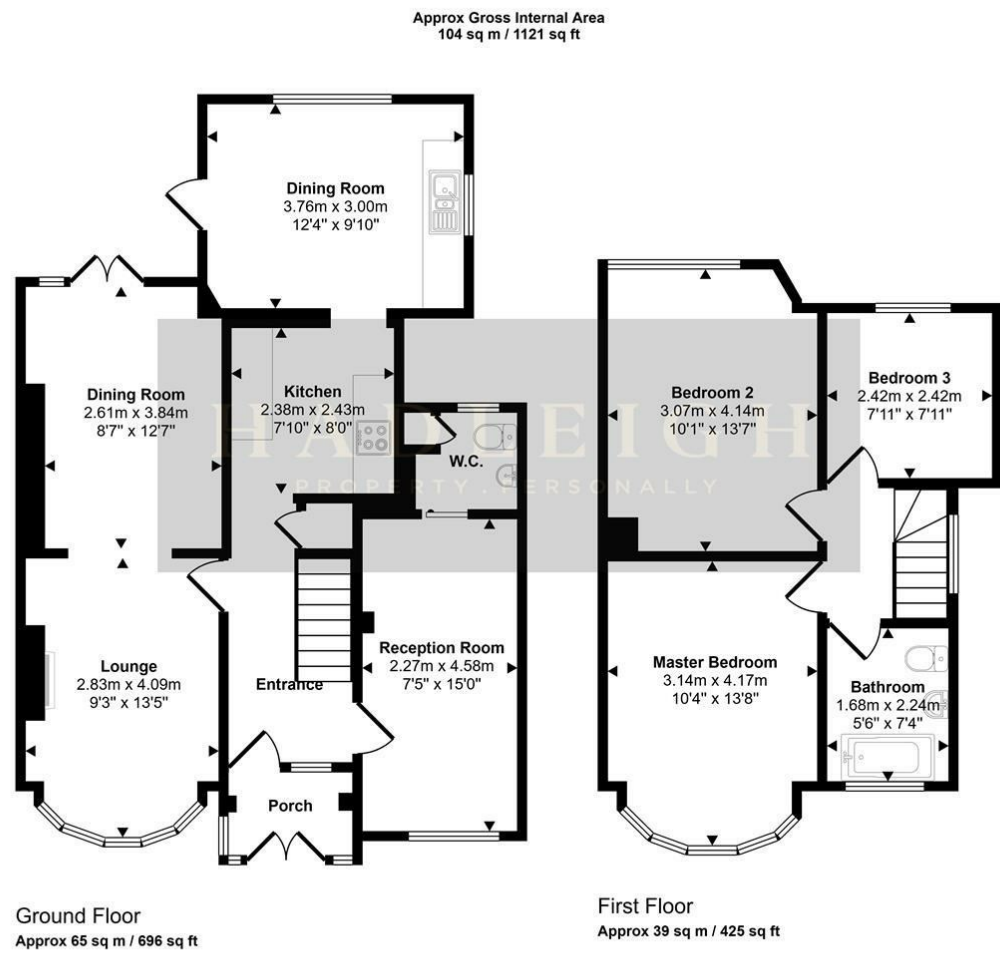
Modern bathroom suite comprising mains shower over bath. Low level flush WC, vanity unit and medicine cabinet. Tiled floor to ceiling, towel radiator, ceiling spotlights and double glazed window to front elevation.

## Garden



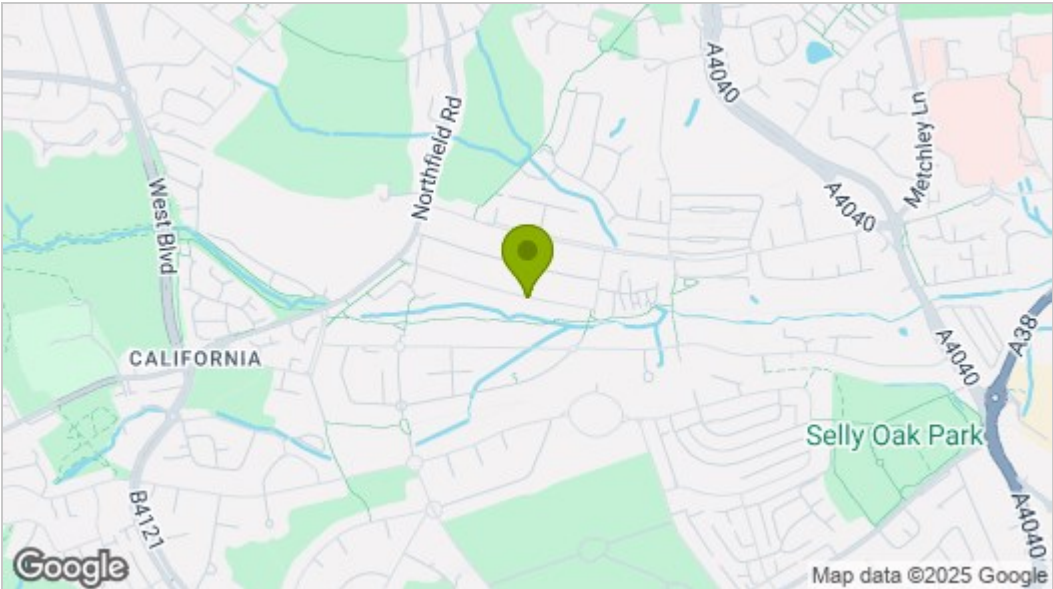
A large and private rear garden with slabbed patio area, predominantly laid to lawn and fenced boundaries.

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

