

HADLEIGH

PROPERTY . PERSONALLY



18 Serpentine Road, Birmingham, B17 9RE

Asking Price £489,000

Hadleigh Estate Agents are delighted to offer this substantial two bedroom terraced property, located on the highly desirable Serpentine Road in Harborne. This extremely spacious and beautifully presented two bedroom property boasts a wealth of original and characterful features throughout.

In brief the property comprises of; driveway parking, a rarity in Harborne. Spacious through lounge with open staircase leading to the first floor accommodation. Modern kitchen and dining area lead onto a beneficial utility room and guest WC. To the rear of the property is a bright conservatory overlooking the beautiful rear garden.

The first floor accommodation boasts a large master bedroom, further benefitting from additional walk in wardrobe and family bathroom offering both walk in shower and bath. Stairs lead to the second floor offering a further large double bedroom with ample eaves storage.

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 - C

Location

SERPENTINE ROAD is conveniently located within the heart of Harborne. Being within walking distance of all Harborne High Street has to offer, including Marks and Spencer's Foodhall and Waitrose, along with award winning restaurants and an array of shops. Nearby local schools including Harborne Primary, Blue Coat and St Marys Catholic School. Excellent transport links are on offer, giving easy access into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

Lounge



Large through lounge with feature fireplace, two central heating radiators and window to the front elevation. Ceiling light points and open staircase lead to the first floor accommodation.

Kitchen Diner



Spacious modern kitchen, benefitting from dining area. A range of base and wall units, including plumbing for dishwasher and undercounter fridge and freezer. Extractor hood, partially tiled walls and three sky lights allow natural light to flow into the room. Window to side elevation along with patio door.

Hallway

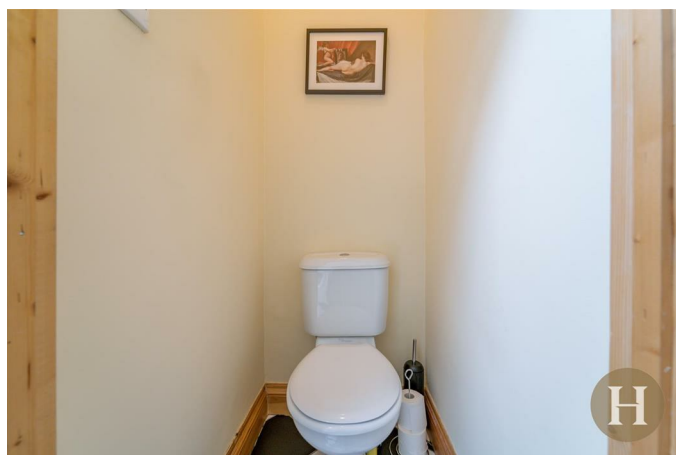
Window to side elevation, ceiling light point and central heating radiator.

Utility Room



Having base and wall units with worktop. Stainless steel sink and tap, along with plumbing for washing machine. Partially tiled splashback, central heating radiator and skylight.

Guest WC



Low level flush WC and ceiling light point.

Conservatory



Double doors lead into the spacious Conservatory, with patio door to side access and French doors to the rear. Tiled flooring, central heating radiator and wall light.

Landing

Open staircase with wooden bannister, carpeted flooring and ceiling light point.

Master Bedroom



Large master bedroom covering the width of the property. With ample light coming in via two windows to the front elevation, two central heating radiators and ceiling light point.

Walk in Wardrobe

Convenient multi-functional room, making for a perfect walk in wardrobe or study. Ceiling light point and carpeted flooring.

Bathroom



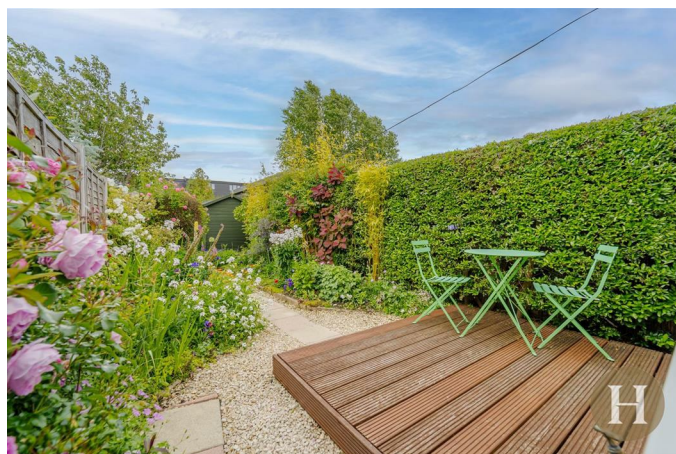
Tiled flooring and walls, benefitting from walk in shower cubicle and separate bath. Low level flush WC, hand wash basin and towel radiator. Ceiling light point and window to rear elevation.

Bedroom Two



Spacious double bedroom with ample natural light coming through via dual aspect windows to front and rear elevation. Two central heating radiators, ceiling light point and storage within the eaves.

Garden



Large private garden, benefitting from decked seating area. Slabbed and gravelled with an array of mature shrubs and flowers. Further benefitting from convenient side access.

Floor Plan



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

