



47 Clarence Road, Birmingham, B17 9LA

Asking Price £495,000

Hadleigh Estate Agents are delighted to offer this substantial three bedroom terraced property for sale. Located on the ever popular Clarence Road the property is offered with no upward chain. In brief the property comprises of two reception rooms, fitted kitchen and beneficial utility room and guest WC.

The first floor offer two double bedrooms and family bathroom. The second floor offers an additional third bedroom complete with ensuite WC. To the rear of the property is a large private garden and the property also boasts a cellar.

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 - E

Location

CLARENCE ROAD is conveniently located parallel to the bustling Harborne High Street. A short walk to the high street provides excellent shopping, restaurant and café's including Marks & Spencer Food Hall and Waitrose. There is also easy access to Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex via regular public transport links nearby. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior & Infants School and The Blue Coat School. Recreational amenities include Edgbaston & Harborne Golf Clubs, Edgbaston Priory Lawn Tennis & Squash Club, sailing at Edgbaston Reservoir and Edgbaston Cricket.

Living Room



Having feature fireplace with horse shoe cast iron grate and hearth beneath, fitted book shelving, central heating radiator, cornice, ceiling light point with plaster rose, power point and double glazed bay window to the front with part plantation shutters and front door.

Inner Hall

With door down to the Cellar.

Cellar

Providing useful storage with light point.

Dining Room



Having as its focal point a log burning stove inset in feature fireplace with rustic brick chimney breast and hearth beneath, central heating radiator, power points, ceiling light point, staircase rising to the first floor Landing, twin French doors out to the Rear Gardens and archway through to:

Kitchen



Having Belfast style sink with side drainer, hot and cold mixer tap over, range of base and wall units with wood block working surfaces over, double door oven, four ring gas hob with extractor hood over, central heating radiator, quarry tiled floor, two ceiling light points, integrated fridge and freezer, dishwasher, double glazed window and door to the side.

Guest WC/ Utility Room



With Belfast sink, plumbing for the automatic washing machine, low level flush WC, space for tumble dryer, fitted shelving, wall mounted gas boiler and double glazed window to the side.

Bedroom One



Having original feature fireplace, built in wardrobes with concertina doors, power point, ceiling light point, central heating radiator and double glazed window to the front.

Bedroom Two



Having original fireplace, power point, ceiling light point, central heating radiator and double glazed window to the rear.

Bathroom



Comprising panelled bath with online mixer shower over and curtain, wash hand basin, WC, central heating radiator, ceiling light point, wall light point and opaque double glazed window to the rear.

On The Second Floor

A further staircase leads to the SECOND FLOOR giving access to:

Bedroom Three



Having central heating radiator, power points, two ceiling light points, under eaves storage cupboard, two Velux sky lights to the front and double glazed windows to the rear.

En-Suite WC

Housing a low level suite, wash hand basin and wall light point.

Outside



The property is set back beyond a neatly laid front garden with dwarf wall and blue brick stepped pathway.

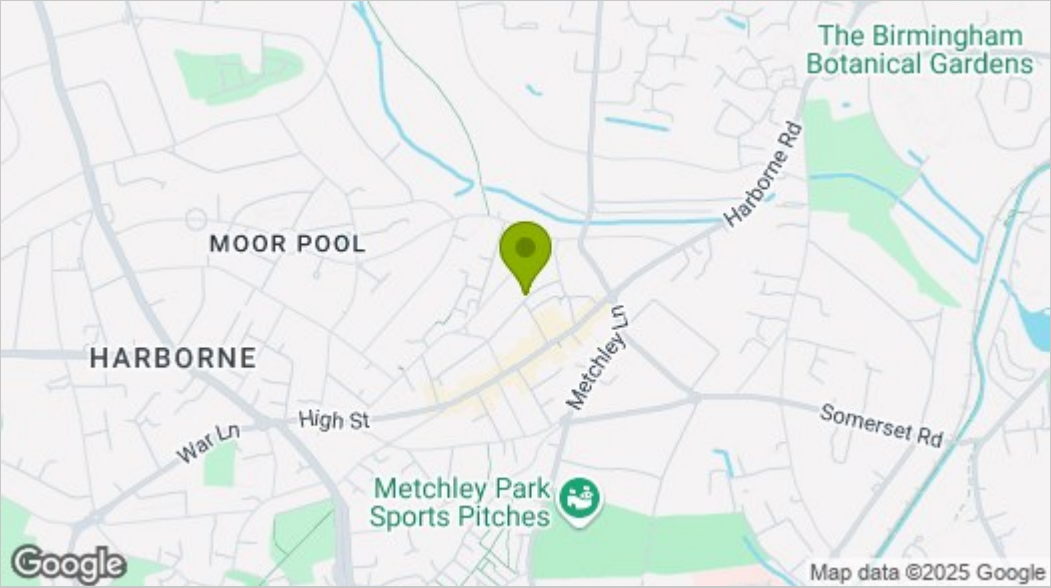
Rear Garden



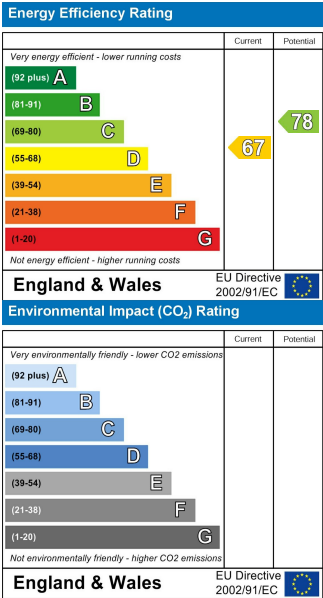
The rear garden comprises side courtyard with gate leading down to lawned Garden with side borders and mature trees.

Floor Plan

Area Map



Energy Efficiency Graph



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.