



16 York Street, Birmingham, B17 0HG

**Asking Price £369,950**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced home for sale. The property boasts driveway parking and garage. Further benefitting the property are two additional parking spaces in front of the garage, whilst the house is conveniently located for all Harborne High Street has to offer.

The property comprises, entrance hallway leading to a fitted kitchen and spacious lounge. The rear of the property benefits from having a conservatory, also giving rear access to the garage. Upstairs has two double bedrooms and modern bathroom.

## Location



Harborne boasts an array of award winning restaurants, local bars, shops including Marks and Spencers Foodhall. Along with popular Leisure facilities including Harborne Leisure Centre, Harborne Golf Club and nearby Edgbaston Priory. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

## Hallway



Stairs to first floor accommodation, central heating radiator, ceiling light point and obscure glazed UPVC front door.

## Kitchen



Fitted kitchen with a range of base and wall units, integrated appliances. Central heating radiator, ceiling light point, window to front elevation and interior window through to lounge.

## Lounge



Spacious lounge offering sliding patio doors to conservatory, ceiling light point and central heating radiator.

## Conservatory



Convenient conservatory with sliding patio doors leading into garden and ceiling light point.

## Master Bedroom



Master bedroom boasting fitted sliding wardrobes, windows to rear elevation, ceiling light point and central heating radiator.

## Bedroom Two



Double bedroom offering window to front elevation, central heating radiator and ceiling light point.

## Bathroom



Low level flush WC, walk in mains shower cubicle and vanity unit. Tiled walls, towel radiator and obscure glazed window to front elevation.

## Garden/ Garage



Private rear garden predominantly laid to lawn, rear access to garage en-bloc. The property further benefits from its plot size extending past the garage, allowing for two additional parking spaces.

## General Information

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.

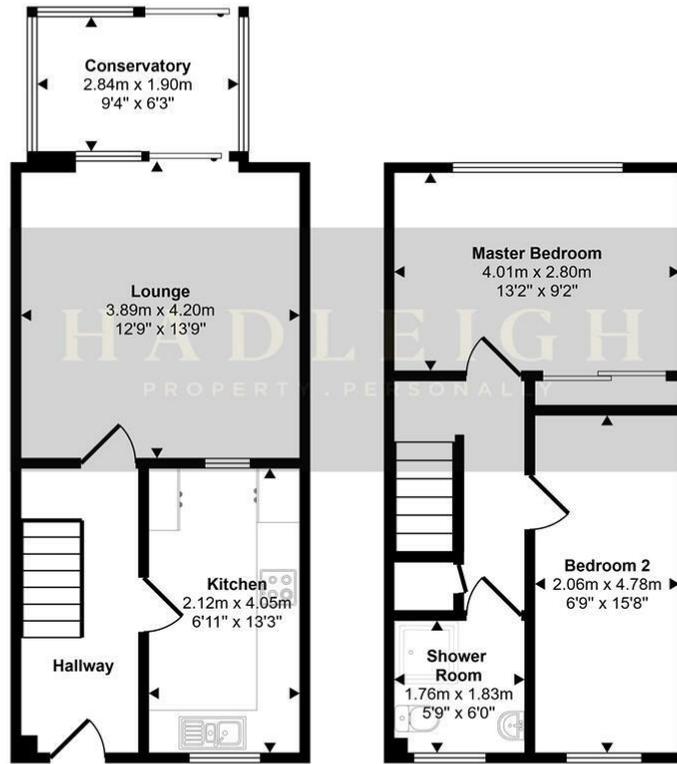
Tenure - Freehold

EPC - C

Council Tax Band – D

## Floor Plan

Approx Gross Internal Area  
71 sq m / 766 sq ft

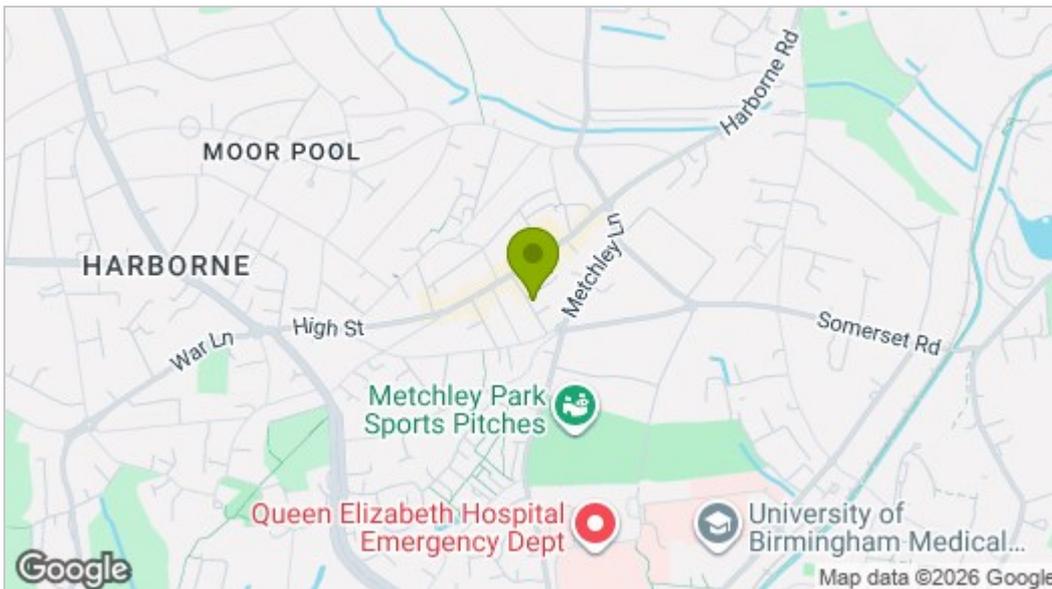


Ground Floor  
Approx 38 sq m / 414 sq ft

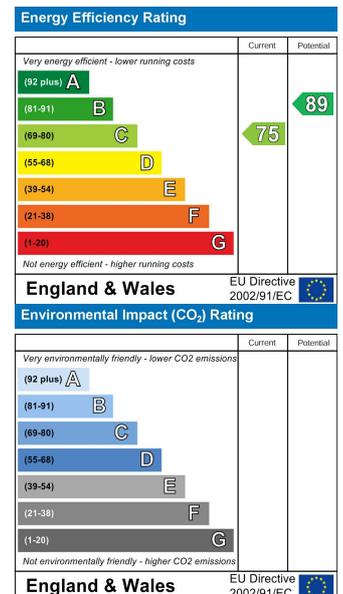
First Floor  
Approx 33 sq m / 352 sq ft

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



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.