



27 Regent Road, Birmingham, B17 9JU

Asking Price £435,000

Hadleigh Estate Agents are delighted to offer this fantastic, freehold, well presented three bedroom terraced property for sale. Offered with no upward chain the property is located on the ever popular Regent Road, being a stones throw away from Harborne High Street.

The property comprises of fore garden and entrance hallway. Benefitting from two spacious reception rooms, leading through to a modern fitted kitchen. The first floor accommodation benefits from two bedrooms and family bathroom, including freestanding bath. On the second floor is an additional bedroom and the rear of the property is completed with a private garden.

Location



Regent Road is conveniently located for easy access to Harborne High Street, offering an array of bars, award winning restaurants including Harborne Kitchen, Tropea and popular supermarkets. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital, University of Birmingham including University train station. Nearby leisure facilities include Harborne Leisure Centre, Harborne Golf Club and the world renowned Edgbaston Priory and Tennis Club. The area also offers a selection of top performing primary and secondary schools.

Entrance Hallway

Partially glazed front door, carpeted flooring and ceiling light point. Access to lounge, dining room and stairs to first floor accommodation.

Lounge



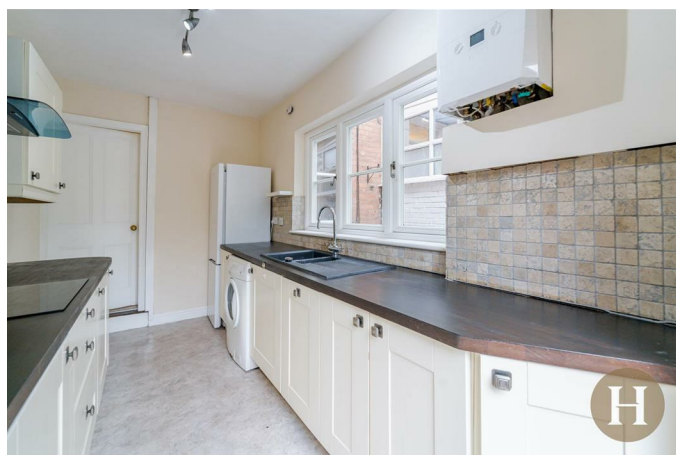
Neutral décor with traditional feature fireplace. Bay window to front elevation, ceiling light point with ceiling Rose and carpeted flooring.

Dining Room



Sash window to rear elevation, traditional feature fireplace and carpeted flooring. Ceiling light point with ceiling Rose and access to understairs storage cupboard.

Kitchen



Modern fitted kitchen benefitting from a range of base and wall units. Windows to the side elevation and French doors to the rear allow for natural light to flood the room. Appliances include integrated double oven, ceramic hob with extractor above. Integrated dishwasher, free standing washing machine and fridge freezer. Recently fitted 'Ideal Heating' gas fired boiler.

Bedroom 1



Spacious bedroom with sash window to front elevation, carpeted flooring and ceiling light point.

Bedroom 2



Spacious bedroom with sash window to front elevation, carpeted flooring and ceiling light point.

Bathroom



Spacious family bathroom boasting freestanding bath and shower attachment. Separate mains shower cubicle with tiled walls. Low level flush WC, hand wash basin and towel radiator. Having original wooden flooring and partially tiled flooring, ceiling spotlights and obscure glazed sash window to rear elevation.

Bedroom 3



Large double bedroom with additional space suitable for home office or play area. Boasting sash window to front elevation and skylight, laminate flooring and ceiling light points.

Garden



Block paved patio area, with paved path leading to the rear. Mature shrubs to the side and fenced boundaries.

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

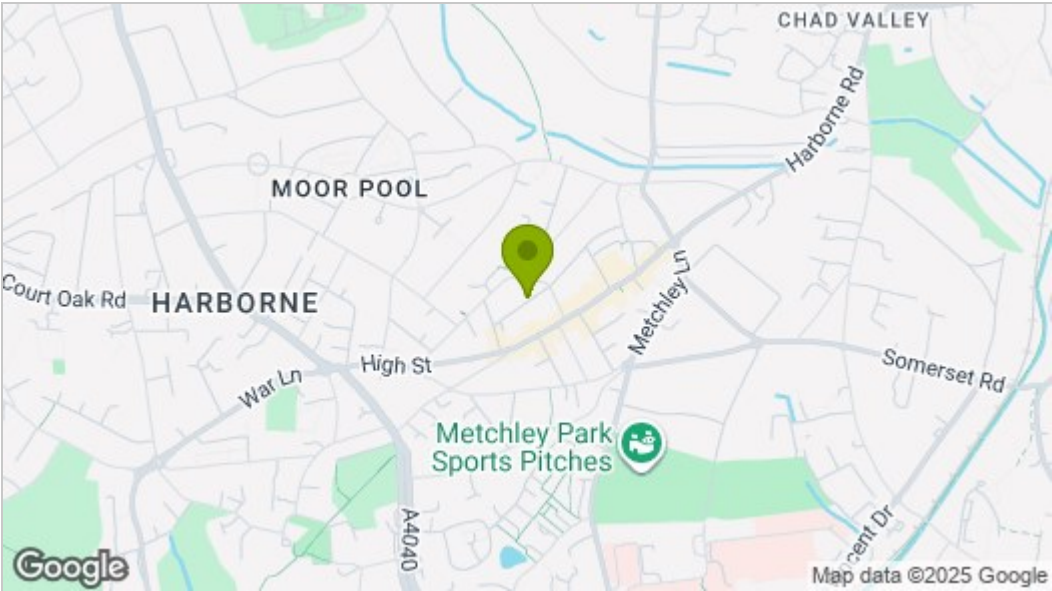
EPC - D

Council Tax Band – D

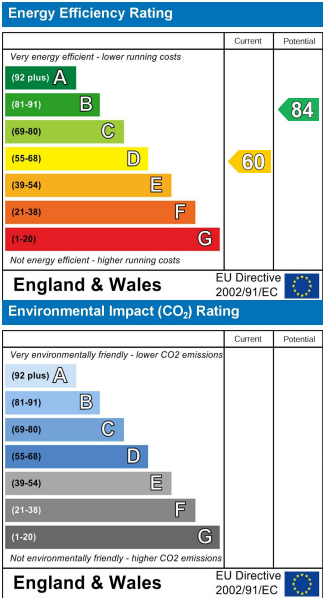
Floor Plan



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.