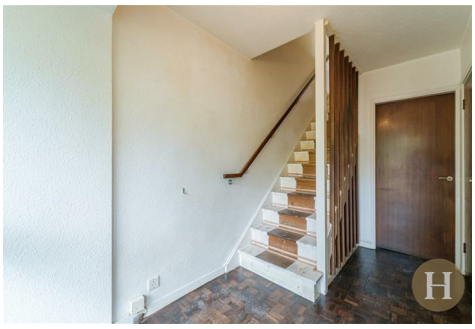
HADLEIGH

PROPERTY . PERSONALLY



4 Hartford Close, Birmingham, B17 8AU

Asking Price £285,000

Hadleigh Estate Agents are happy to offer this three bedroom family home situated in Hartford close, Harborne. This property boasts no upward chain and further benefits from being within close proximity to a variety of amenities and transport links and being within the well maintained Calthorpe estate.

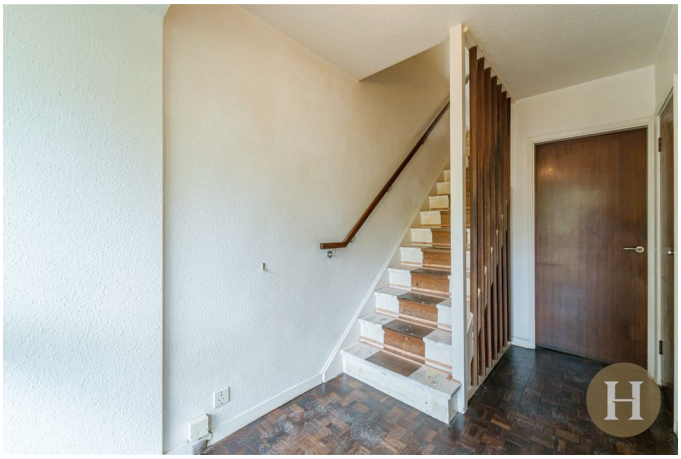
The property briefly comprises entrance porch, hallway, kitchen, lounge and conservatory on the ground floor. On the first floor there are three generously sized bedrooms, family bathroom and seperate WC. In addition, there is also a garden store with integral water supply and floor drain and a separate garage.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate (Probate Granted) and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Location

Hartford Close is conveniently located, being within walking distance to Harborne High Street. The High Street offers an array of shops including Waitrose and Marks & Spencers Foodhall, bars and award winning restaurants including the ever popular Tropea and Harborne Kitchen. The property is a stones throw away from Harborne Primary School, also nearby St Marys and St Peters schools. Local leisure facilities include Harborne Golf Club, the renown Edgbaston Priory Club and Harborne Leisure Centre. Further benefitting from excellent transport links into Birmingham City Centre and nearby motorway networks.

Entrance Hallway



Spacious hallway with wooden parkay flooring, ceiling spotlights.

Kitchen

Fitted kitchen with a range of base and wall units, wooden laminate worktops. . UVPC window to front elevation, ceiling light points.

Lounge Diner

Making for a perfect lounge. Double glazed internal double doors, wooden parkay flooring, windows to rear elevation, ceiling light point and feature fireplace.

Bedroom One

walk-in wardrobe, full width double glazed picture windows to the front and doors to BALCONY.

Bedroom Two

full width double glazed picture windows, wooden floors

Bedroom Three

full width double glazed picture windows to the rear.

Bathroom

Housing peach suite including panelled bath with mixer tap / shower over, pedestal wash hand basin, low level flush WC, tiled walls and wooden floor

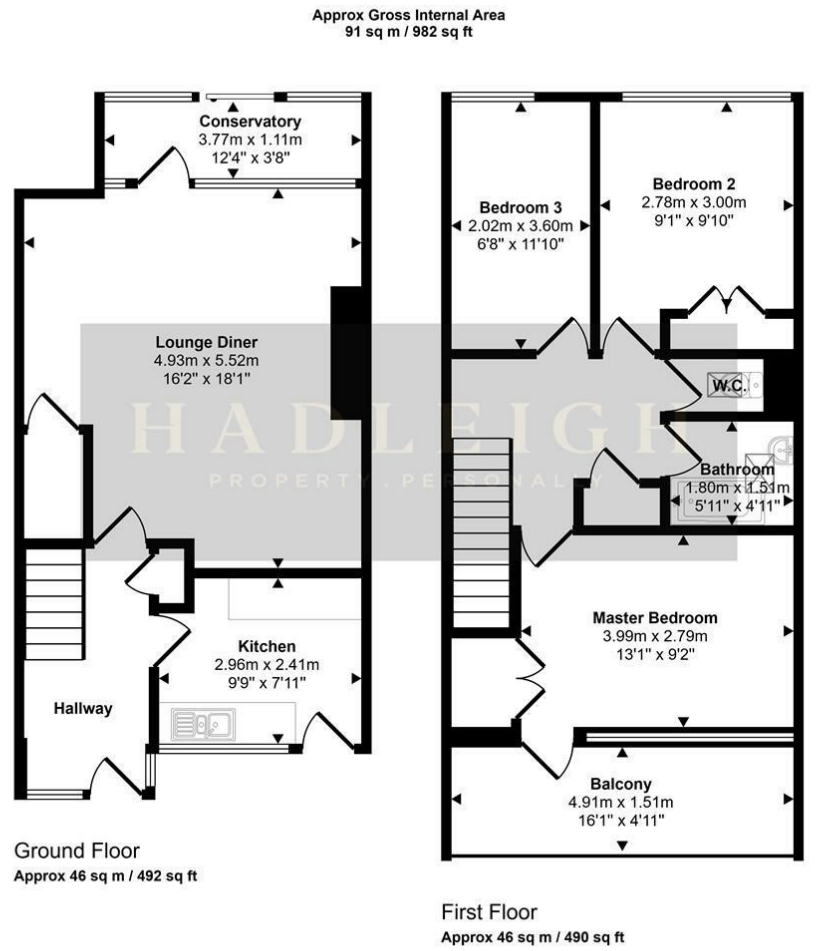
Garden

Full width slabbed terrace area, lawn and some mature fruit trees.

General Informatiion

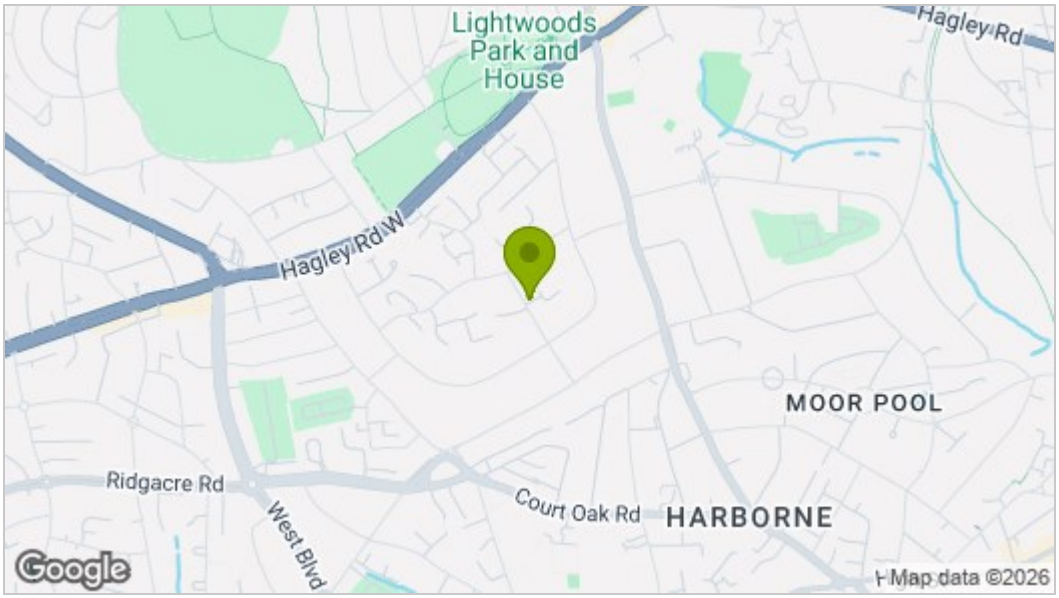
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
Tenure - Freehold
EPC - E
Council Tax Band – C

Floor Plan

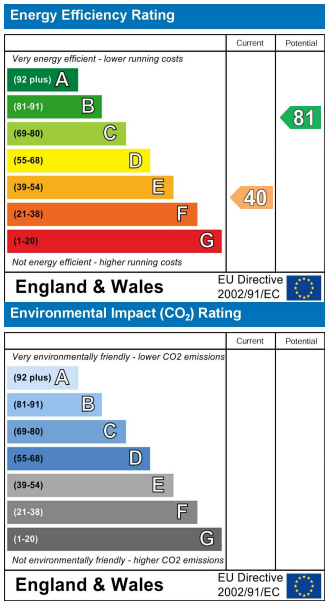


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.