



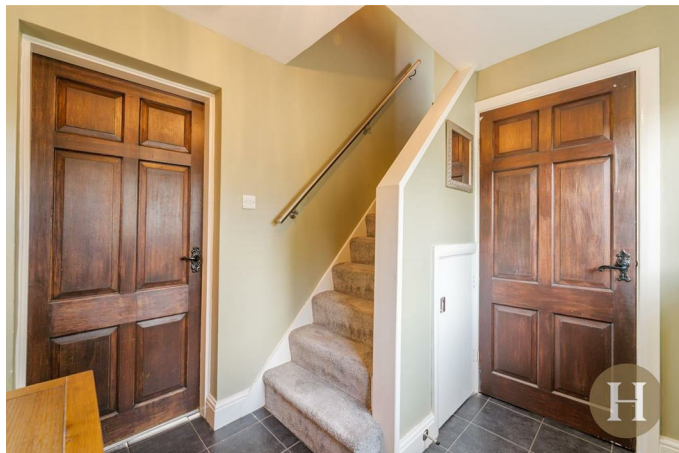
96 Northfield Road, Birmingham, B17 0TA

£335,000

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom property for sale. Set back from the road, the property is conveniently located for easy access into Harborne High Street. The High Street offers an array of bars and restaurants, there are also excellent transport links on offer into Birmingham City Centre and nearby Queen Elizabeth Hospital.

The property comprises of entrance hallway, spacious lounge, modern fitted kitchen and utility room. Upstairs has two double bedrooms and a further good sized single bedroom, along with family bathroom. To the rear is a private garden.

Entrance Hall



Double glazed opaque panelled front door, double glazed window to side elevation, stairs to first floor, radiator, tiled floor, doors leading off

Lounge



Two double glazed windows to front elevation, two radiators and ceiling light points. Carpeted flooring and door to kitchen.

Kitchen



Double glazed window to garden, range of base units surmounted by a roll edge laminate work surface with cupboards over, integrated fridge freezer, oven, hob and extractor hood, chrome effect heated towel rail, tiled flooring, door to utility room.

Utility room

Opaque double glazed window to garden, plumbing and space for a washing machine.

Landing

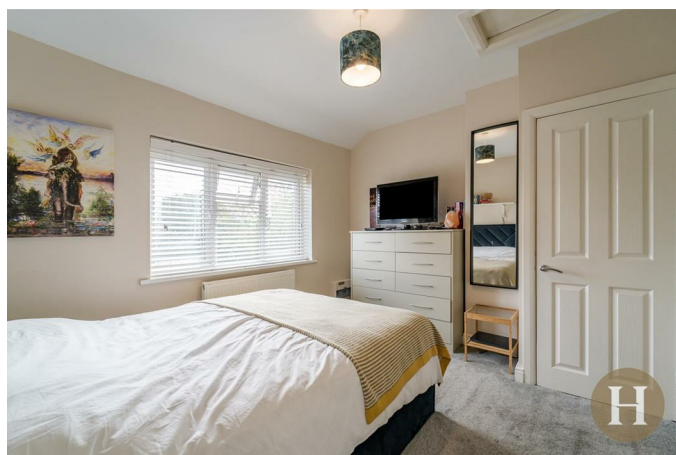
Double glazed window to rear elevation, radiator, doors leading off.

Master Bedroom



Double glazed window to front elevation, range of fitted wardrobes and drawers, radiator.

Bedroom Two



Double glazed window to front elevation, fitted wardrobes, storage cupboard, radiator.

Bedroom Three



Double glazed window to rear elevation, radiator.

Bathroom



Opaque double glazed window to rear elevation, panelled bath with shower over, wash hand basin, low flush WC, two chrome effect heated towel rails, tiled flooring.

Garden



Paved patio, mainly laid to lawn with fencing to boundaries and gated access to the front elevation.

Additional Information

We have been advised the following information, however we advise for you to confirm this with your

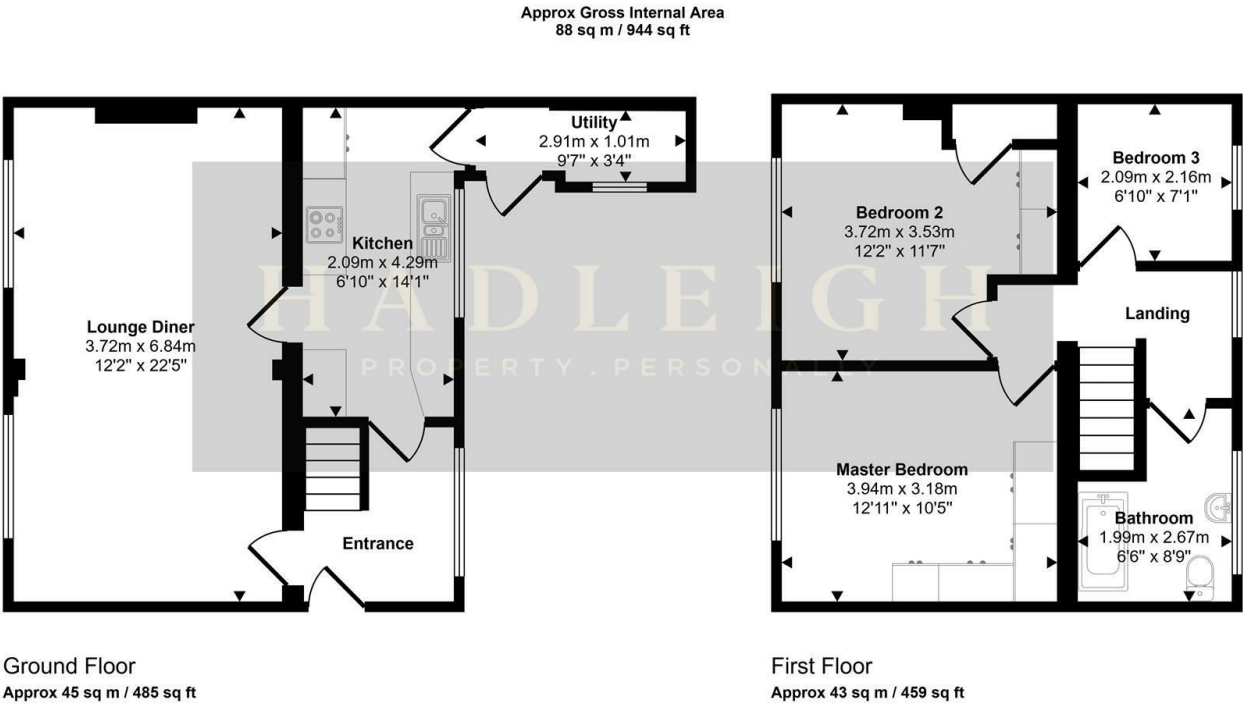
legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC – D

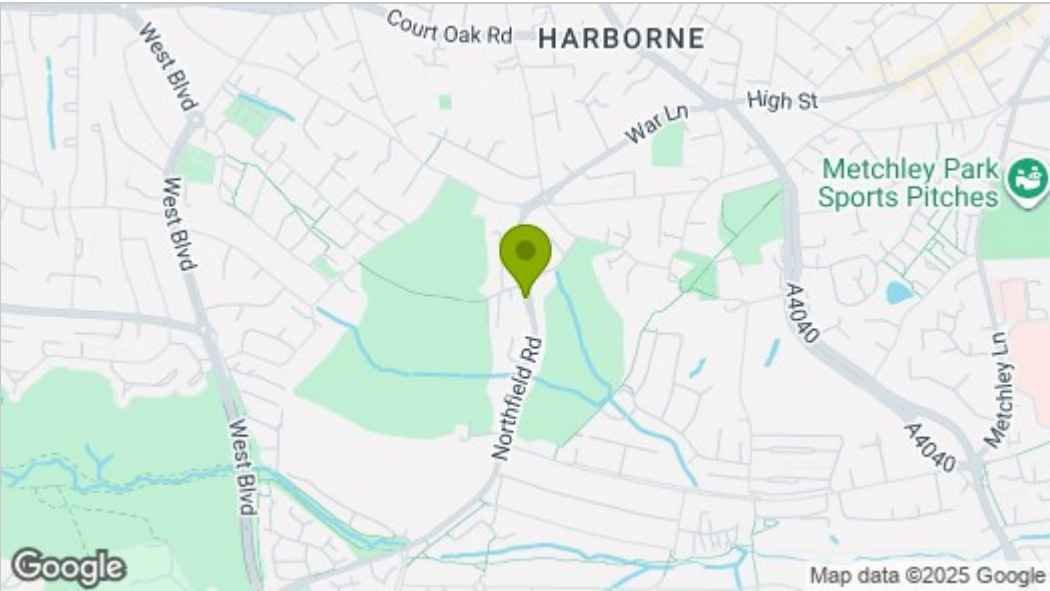
Council Tax Band – E

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



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

