



68 Earls Court Road, Birmingham, B17 9AH

**Asking Price £399,950**

Hadleigh Estate Agents are delighted to offer this substantial three bedroom end terraced property for sale. Occupying the corner plot, the property offers extensive living accommodation and plot size.

Being conveniently located for easy access into Harborne High Street, offering an array of bars, restaurants and fantastic leisure facilities. The property also sits within catchment area for a number of primary and secondary schools.

In brief the property comprises of spacious through lounge and diner, fitted kitchen and cellar. The first floor offers three bedrooms, family bathroom and WC. To the rear is a private garden and two outdoor storehouses.



### Entrance Porch/ Hallway

Entrance porch with UPVC partially glazed front door, along with UPVC door giving access to the rear garden. Ceiling light point and giving access to the lounge diner and kitchen.

### Lounge Diner



Extensive lounge and dining area boasting feature log burner, dual aspect windows to the side and front elevation. Central heating radiators and ceiling light points.

### Kitchen



Fitted kitchen with a range of base and wall units including integrated oven, dishwasher and plumbing for washing machine. Convenient breakfast bar, access to cellar and housing boiler. Window to front elevation and ceiling light point.

### Cellar



Extensive cellar making for fantastic storage and offering potential to convert.

### Landing

Giving access to all first floor rooms, ceiling light points, central heating radiator and loft access.

### Master Bedroom



Spacious master bedroom boasting dual aspect windows to the front and side elevation, ceiling light point and central heating radiator.

### Bedroom 2



Double bedroom with windows to the front elevation, internal storage cupboard, central heating radiator and ceiling light point.

### Bedroom 3



Boasting a third double bedroom with window to front elevation, central heating radiator and ceiling light point.

### Bathroom



Partially tiled bathroom suite comprising bath with shower over, low level flush WC, hand wash basin and towel radiator. Opaque window to the front elevation and ceiling light point.

### WC



Low level flush WC, opaque window to the front elevation and ceiling light point.

### Garden



Low maintenance private garden, offering two outhouses, block paved patio area and gravelled seating area.

### 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

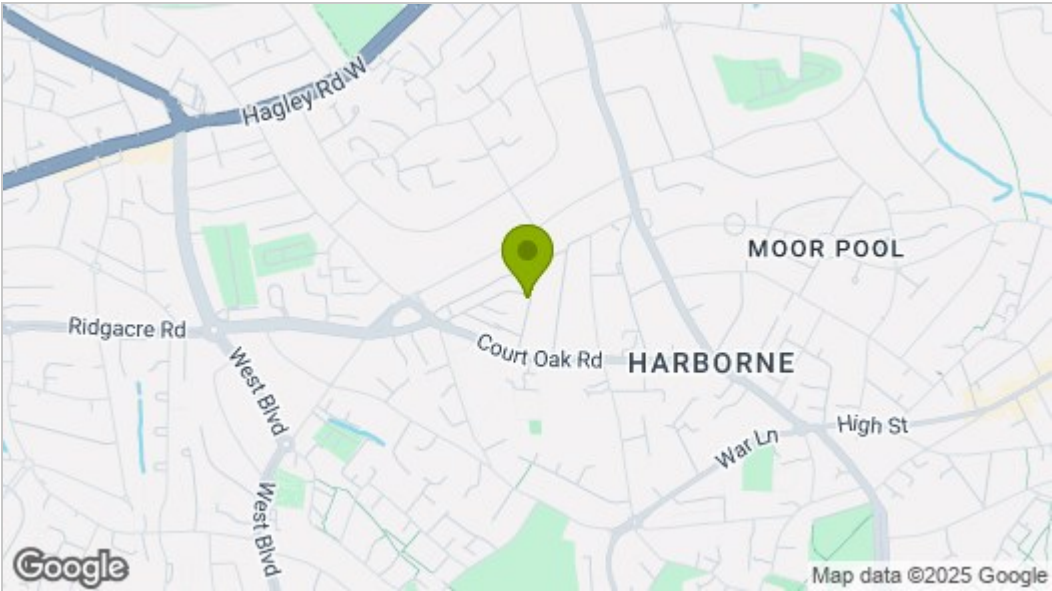


Floor Plan

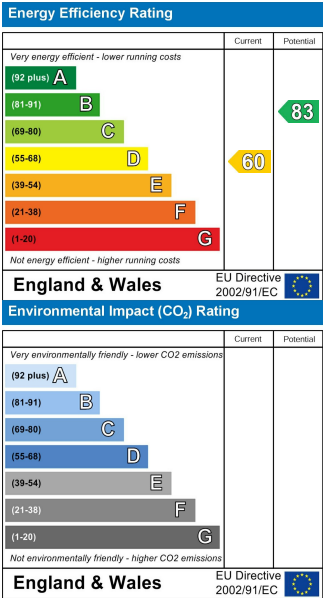


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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