



219 High Street, Birmingham, B17 9QG

**Asking Price £335,000**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Located on Harborne High Street and offered with no upward chain. The property has been refurbished throughout to a high standard, including new electrics and heating system.

The property comprises of a spacious and modern lounge, with a newly fitted kitchen and dining area. Boasting a separate utility area and guest WC. Both bedrooms benefit from having their own modern en-suites. To the rear

## Location



Situated on Harborne High Street, this property is within walking distance to an array of award winning restaurants, bars and local supermarkets including Waitrose. Nearby leisure facilities include Edgbaston Priory and Harborne Leisure Centre, along with nearby local schools including Harborne Primary and St Mary's. Excellent transport links are on offer into Birmingham City Centre and nearby Queen Elizabeth Hospital.

## Lounge



Boasting traditional features including coving, panelled walls and arched window to the front elevation. Feature fireplace, double glazed window, central heating radiator and ceiling spotlights. The lounge further benefits from access to understairs storage via hidden flush door.

## Kitchen Diner



Spacious kitchen diner boasting a brand new fitted kitchen with a range of base and wall units. Including integrated appliances, pan drawers, hob and extractor fan. Double glazed window to the rear elevation, central heating radiator and ceiling spotlights.

## W.C



Low level flush WC, vanity unit and traditional radiator. Opaque window to the rear elevation, partially tiled walls and ceiling spotlights.

## Utility Room



UPVC door to rear garden, plumbing for utilities and work surface. Housing boiler and ceiling spotlights.

## Master Bedroom



Spacious master bedroom with newly fitted carpet, window to front elevation and central heating radiator. Ceiling spotlights and access to en-suite.

## En-suite



Brand new and modern shower room, with walk in shower cubicle, low level flush WC and vanity unit. Towel radiator, tiled walls and ceiling spotlights.

## Bedroom Two



Spacious double bedroom boasting new carpet, central heating radiator and ceiling spotlights. Window to the rear elevation and access to en-suite.

## En-suite



Brand new and modern shower room, with walk in shower cubicle, low level flush WC and vanity unit. Towel radiator, tiled walls and ceiling spotlights.

## 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.

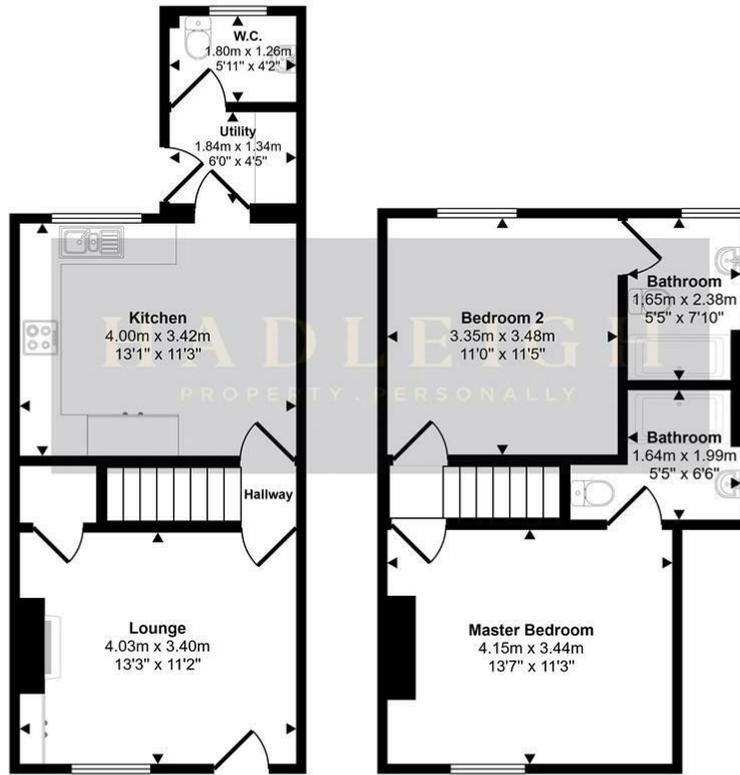
Tenure - Freehold

EPC – TBC

Council Tax Band – C

# Floor Plan

Approx Gross Internal Area  
75 sq m / 810 sq ft

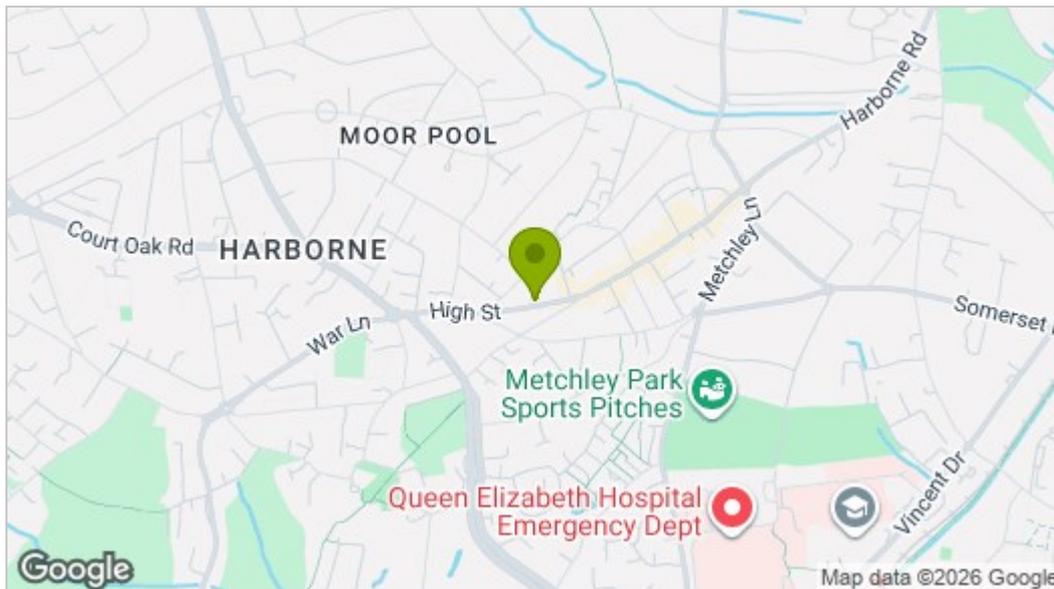


Ground Floor  
Approx 37 sq m / 401 sq ft

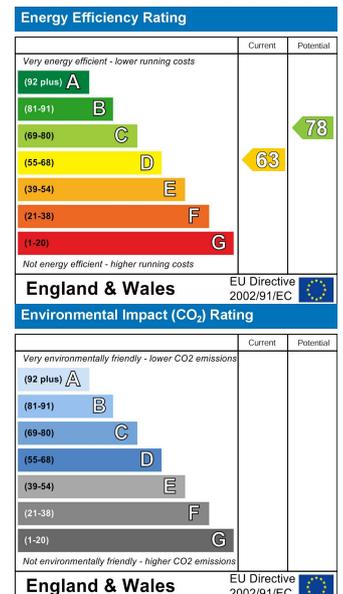
First Floor  
Approx 38 sq m / 409 sq ft

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



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