



89 Martineau Drive, Birmingham, B32 2AS
Offers Over £335,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom property for sale. Benefiting from having no upward chain this property is finished to an impeccable standard offering a unique living space set within a fabulous character building.

Originally built as a school the building occupies an excellent position and great care has been taken by the developers to retain many of the original period features of this impressive property. The property in brief comprises of entrance hallway and guest WC. High specification fitted kitchen and open plan living and dining area. The first floor boasts two double bedrooms, a modern family bathroom and ample storage. To the rear of the property is a landscaped private garden, giving further access to private allocated parking space.

Location



Martineau Drive is conveniently located for all Harborne has to offer. Within walking distance to the High Street offering an array of award winning restaurants, shops and bars. Local leisure facilities include Harborne Golf Club and Harborne Leisure Centre, along with excellent transport links on offer to Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. Further benefitting the area are a number of local schools.

Hallway



Boasting an impressive oversized front door with partial opaque glazed windows. Ceiling spotlights, central heating radiator, access to storage cupboard, tiled flooring and stairs to first floor.

Guest WC



Convenient guest WC with concealed low level flush toilet, vanity unit and central heating radiator. Tiled flooring, backlit LED mirror and ceiling spotlights.

Kitchen



Modern fitted kitchen boasting a range of gloss base and wall units. Incorporating high specification integrated appliances, undercounter downlights and concealed extractor hood. Tiled flooring, ceiling spotlights, central heating radiator and windows to the front elevation. The spacious kitchen area further allows for dining space.

Lounge Diner



An extensive living space, boasting high ceilings and further allowing for that ideal working from home area. Patio doors lead to the rear garden, along with windows to the rear elevation allowing natural light to flood the room. Understairs storage, tiled flooring, central heating radiator, ceiling spotlights and concealed LED lighting within the coving.

Landing

Landing space offering skylight, ceiling spotlights, carpeted flooring and eaves storage.

Master Bedroom



Spacious and modern master bedroom benefitting from two Velux style windows, both benefitting from blackout blinds. Ample storage within the eaves, carpeted flooring, ceiling spotlights and central heating radiator.

Bedroom Two



Benefitting from an additional double bedroom comprising two Velux style windows, both benefitting from blackout blinds. Carpeted flooring, ceiling spotlights and central heating radiator.

Bathroom



Modern bathroom suite, boasting floor to ceiling tiles, concealed low level flush WC and vanity unit. Fitted bath with mains shower over and handheld attachment. Towel radiator, ceiling spotlights and Velux style window.

Garden



Private landscaped garden, boasting low maintenance and offering paved patio area, sapling

and shrubs. Fenced boundaries, further giving gated access to private and allocated parking space.

General Information

We have been advised the following information:

Property tenure: Freehold

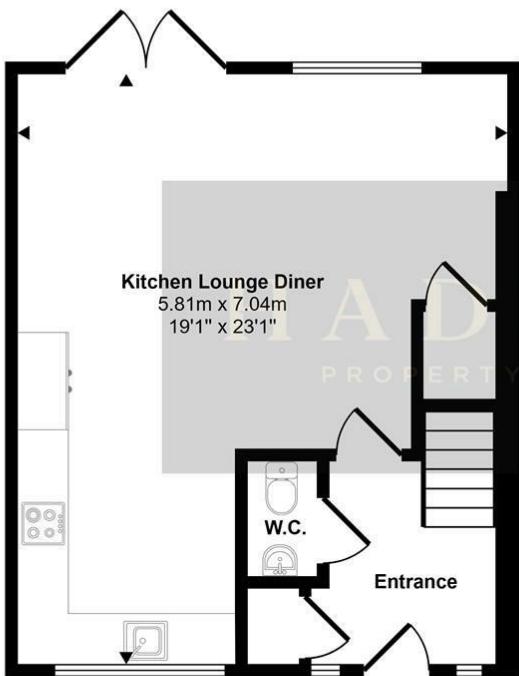
Residents communal charge: £200 every 6 months

EPC - B

Council Tax Band - C

Floor Plan

Approx Gross Internal Area
78 sq m / 842 sq ft

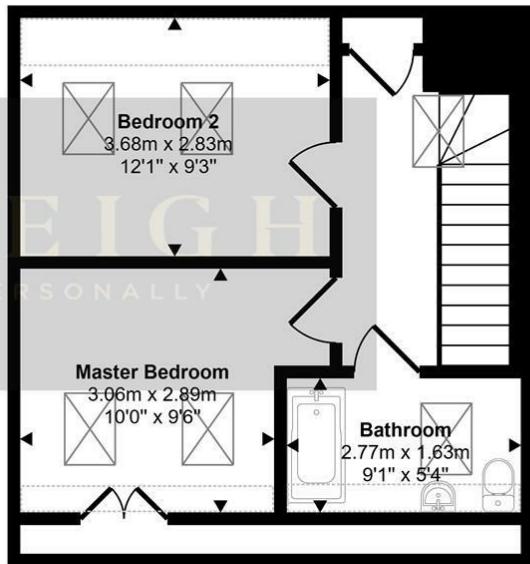


Ground Floor

Approx 41 sq m / 443 sq ft

Denotes head height below 1.5m

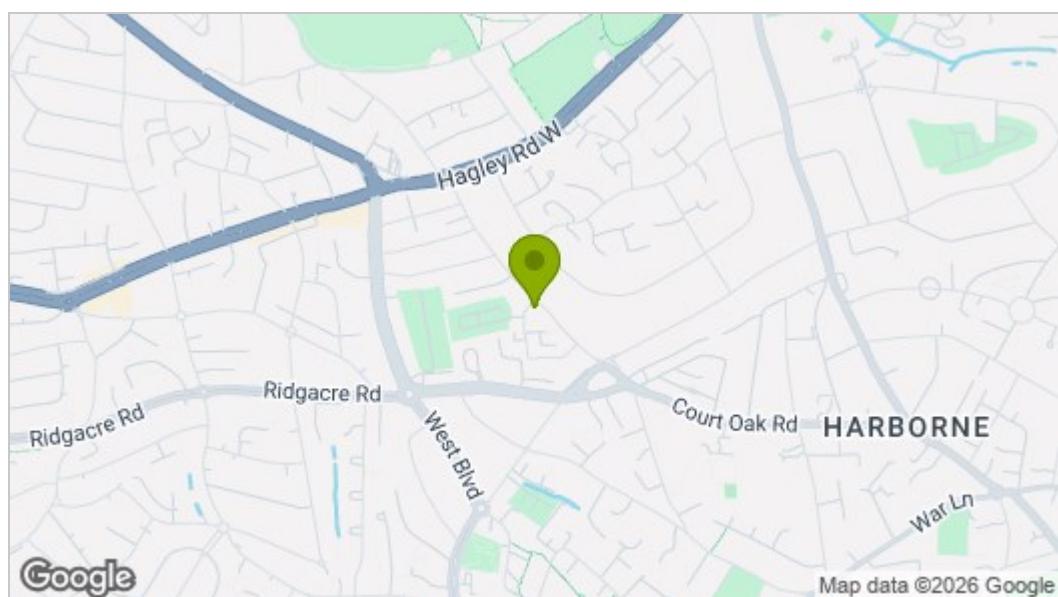
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor

Approx 37 sq m / 398 sq ft

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

