



42 South Street, Birmingham, B17 0DB

**Asking Price £349,999**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced house for sale. Located on the ever popular South Street, the property boasts move in ready accommodation.

In brief the property comprises of front reception room, boasting feature log burner, dining room and modern fitted kitchen. Upstairs has two double bedrooms and a modern family bathroom, complete with separate shower, freestanding bath and underfloor heating. To the rear is a private garden, with decking area.

## Location



South Street benefits from being just off Harborne High Street, offering an array of award winning restaurants including Tropea and Harborne Kitchen. Ample bars and local shops include Waitrose. A stones throw away is Queen Elizabeth Hospital, University of Birmingham and excellent transport links are on offer into Birmingham City Centre.

## Lounge



Modern lounge boasting bay window to the front elevation with bespoke fitted shutters. Feature fireplace with working log burner, fitted shelving set within the alcoves, central heating radiator, coving and ceiling rose.

## Dining Room



Spacious dining room benefitting from working gas fireplace and double glazed window to the rear elevation, complete with fitted shutters. Hardwood flooring, central heating radiator and coving. Understairs storage and stairs to first floor accommodation.

## Kitchen



Comprising sink unit and drainer with hot and cold mixer tap over, range of base and wall units, solid block wood work surface, five ring stainless steel gas range style oven, extractor hood, concealed under counter lighting, built in washing machine and dishwasher, housing boiler, partially tiled walls, back door and window to side elevation.

## Landing

Carpeted flooring, ceiling spotlights and loft hatch.

## Master Bedroom



Master suite boasting sash window to the front elevation, parquet flooring, ceiling light point and central heating radiator.

## Bedroom Two



Spacious double bedroom benefitting from internal storage cupboard, sash window to rear elevation, traditional style radiator, parquet flooring and ceiling light point.

## Bathroom



Modern bathroom suite boasting freestanding bath and shower attachment. Walk in shower cubicle, low level flush WC, vanity unit and towel radiator. Partially obscure glazed window to the rear

elevation, tiled flooring and walls, ceiling spotlights. The bathroom further benefits from underfloor heating.

## Garden



Private garden with traditional outhouse, blue brick paving and predominantly laid to lawn. Rear decking area and fenced boundaries.

## 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.

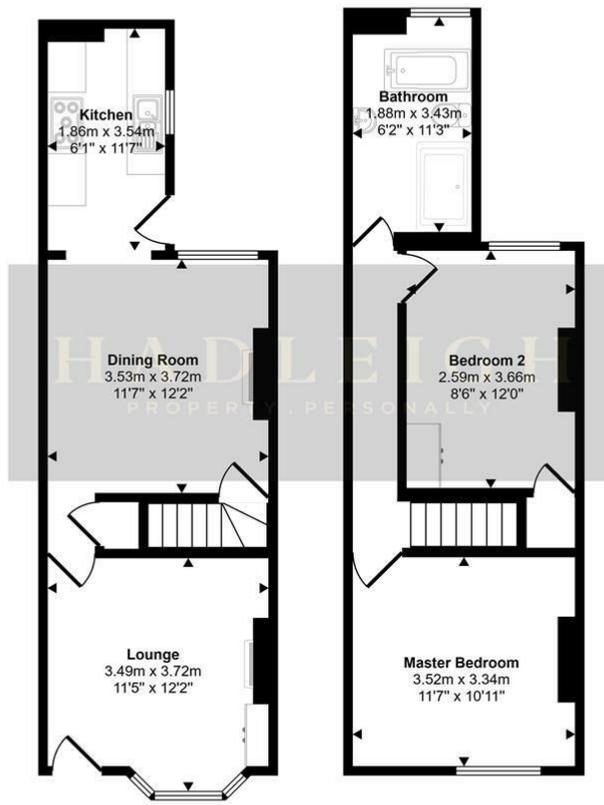
Tenure - Freehold

EPC - D

Council Tax Band – C

# Floor Plan

Approx Gross Internal Area  
71 sq m / 768 sq ft

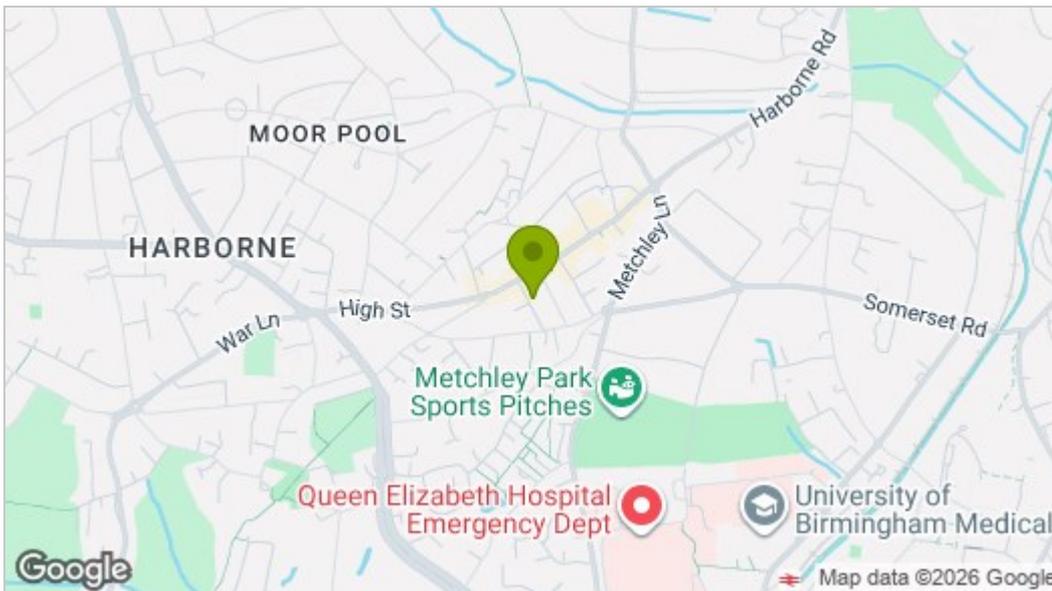


Ground Floor  
Approx 36 sq m / 385 sq ft

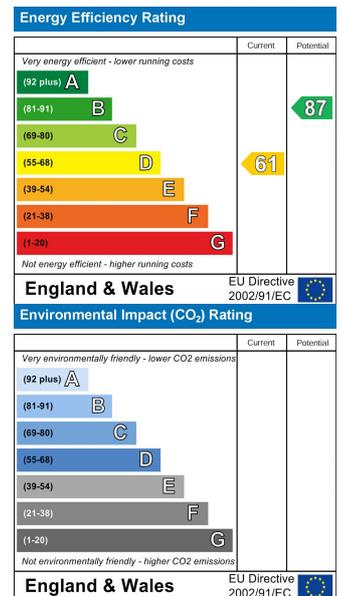
First Floor  
Approx 36 sq m / 383 sq ft

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.