



51 Queens Park Road, Birmingham, B32 2LB

**Asking Price £475,000**

Hadleigh Estate Agents are delighted to offer this extended three bedroom semi detached property for sale. Located on Queens Park Road the property benefits from views of the park to the front and being within close proximity to Harborne High Street.

In brief the property comprises of entrance porch and hallway, spacious lounge complete with log burner. To the rear is an impressive and extended kitchen diner, with downstairs further benefitting from additional storage. The first floor offers three bedrooms, modern family bathroom and additional WC. To the rear is a large private garden.

## Location



Conveniently located opposite Queens Park, the property is within walking distance to local amenities, along with excellent transport links into Birmingham City Centre and nearby Queen Elizabeth Hospital. Harborne High Street is a short walk away, offering an array of bars, restaurants and local supermarkets.

## Entrance Hallway



UPVC double glazed porch, with stained glass internal front door. Central heating radiator, ceiling light point and stairs to first floor accommodation. Beneficial store room allowing for storage and utilities.

## Lounge



Lounge benefitting from bay window to the front elevation, feature fireplace complete with working log burner. Central heating radiator, ceiling light point and picture rail.

## Kitchen Diner



Benefitting from a rear extension the kitchen diner boasts ample space for dining and seating area. A modern fitted kitchen with a range of base and wall units, gas hob and extractor over. Kitchen island, partially tiled splashbacks, ceiling spotlights and ceiling light points. Feature fireplace, three central heating radiators, two sky lights and bi-fold doors.

## Landing

Landing with stained glass window to the side elevation and pull down loft access.

## Master Bedroom



Spacious master bedroom with bay window to the front elevation, central heating radiator and ceiling light point.

## Bedroom Two



Additional double bedroom boasting bay window to the rear elevation, central heating radiator and ceiling light point, complete with fitted wardrobe.

## Bedroom Three



Bedroom three offers window to the rear elevation, central heating radiator and ceiling light point.

## Bathroom



Modern family bathroom with P shaped bath and shower over, with additional handheld attachment. Low level flush WC, vanity unit and radiator. Partially tiled walls and ceiling light point.

## WC



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

## Garden



Extensive rear garden, predominantly laid to lawn with paved patio area and additional patio area to the rear.

## 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.

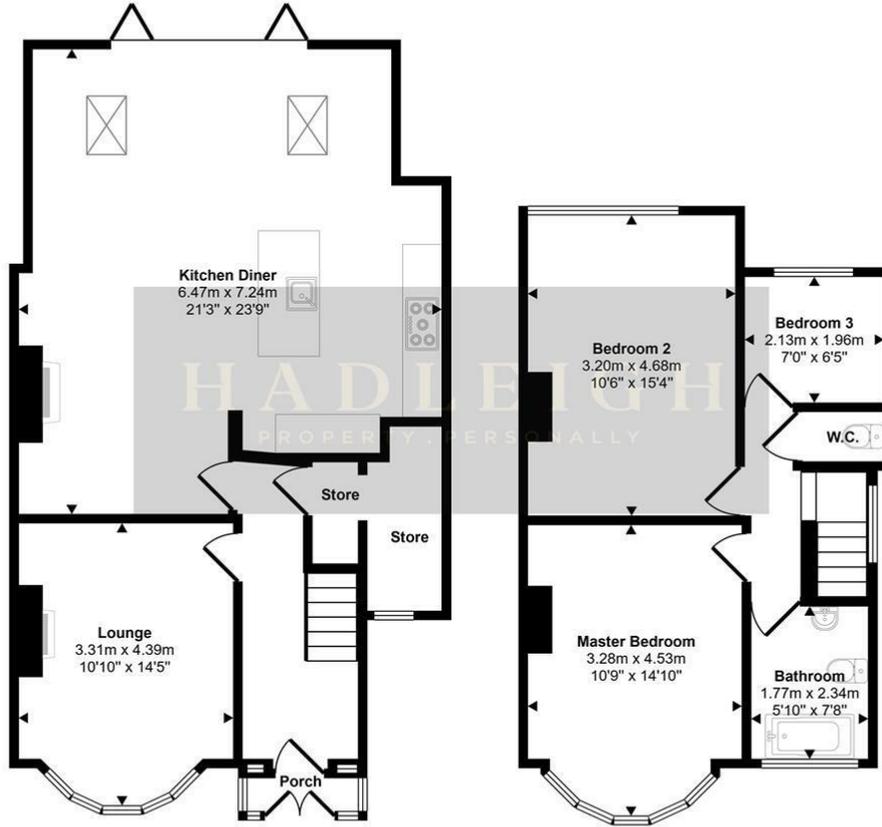
Tenure - Freehold

EPC - D

Council Tax Band – D

# Floor Plan

Approx Gross Internal Area  
114 sq m / 1223 sq ft

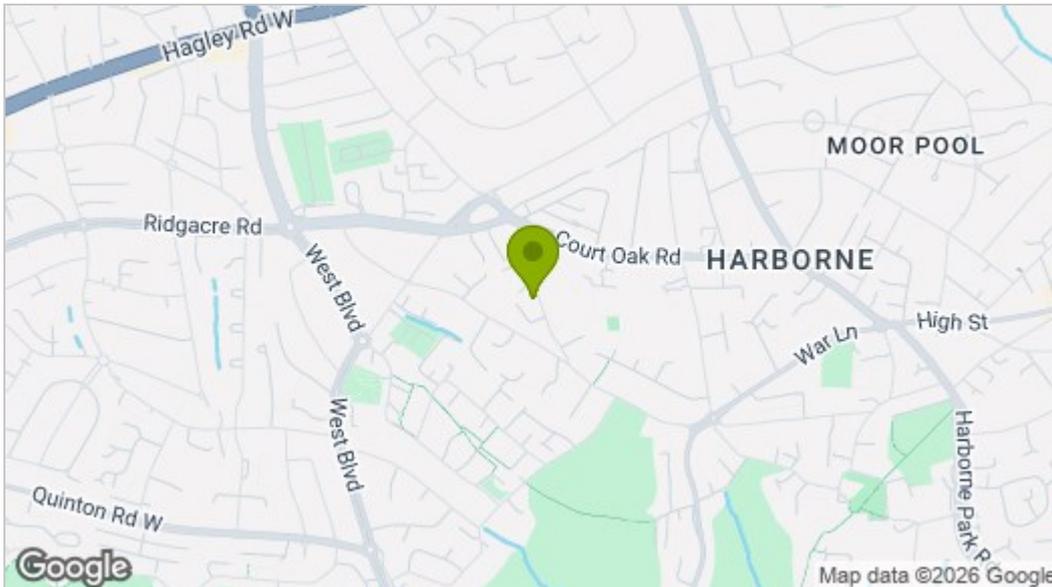


Ground Floor  
Approx 69 sq m / 744 sq ft

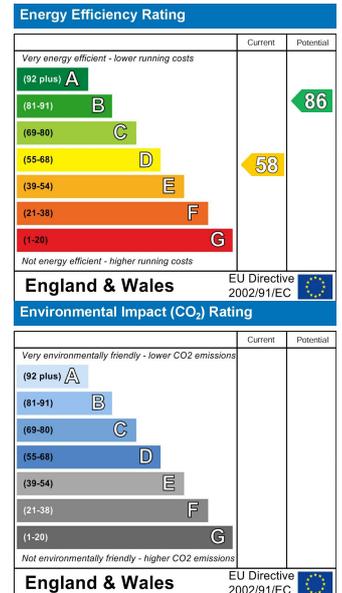
First Floor  
Approx 45 sq m / 480 sq ft

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.