



36 York Street, Birmingham, B17 0HG

**£525,000**

Hadleigh Estate Agents are delighted to offer this substantial three bedroom family home for sale. Located on the ever popular York Street, this property has been sympathetically improved throughout.

Offering three storey living accommodation the property boasts forecourt parking, bright and welcoming entrance hallway, beneficial lounge to the front with an additional living room. To the rear is a newly fitted kitchen and dining area, with the ground floor further offering guest WC and access to the cellar.

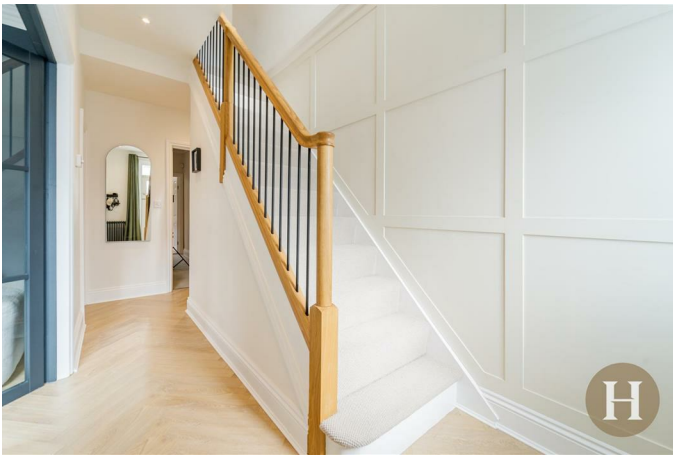
The first floor benefits from having two spacious bedrooms and family bathroom, complete with freestanding bath and separate shower. The second floor offers the master bedroom and en-suite shower room. To the rear of the property is a large private garden and patio area.

## Location



York Street offers excellent convenience, being a short walk onto Harborne High Street. The High Street offers an array of bars, award winning restaurants and supermarkets, including Waitrose and Marks and Spencers. Local schools are close at hand, including St Marys and Harborne Primary, as well as the ever popular Blue Coat. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

## Reception Hall



With opaque glazed front door and upper level window to the front elevation. The modern and welcoming hallway offers stairs to first floor accommodation with open bannister, newly fitted flooring, central heating radiator and ceiling spotlights.

## Lounge



Fantastic multi purpose room, making for an excellent play room, study or snug. With sash window to the front elevation, period cornices and central heating radiator. The newly fitted flooring continues from the hallway, ceiling light point and partially glazed double doors.

## Guest WC



Cloakroom with low level flush WC and handwash basin. Tiled flooring, ceiling spotlights and wall light, central heating radiator and extractor fan.

## Living Room



Spacious living room with a feature fireplace, complete with stove at the focal point. Patio doors

lead to the rear garden, bespoke fitted shelving and cupboards within the alcove and central heating radiator. Ceiling light point, cornices and ceiling Rose.

### Dining Room



Boasting two sky lights and two double glazed windows to the side elevation, allowing light to flood the room. Newly fitted flooring, central heating radiator and ceiling spotlights.

### Kitchen



Modern fitted kitchen with a range of base and wall units, sink and drainer unit, integrated oven and extractor over. Rear patio door leading to the garden along with windows to the rear and side elevation. The kitchen further benefits from plumbing for washing machine and dishwasher, ceiling spotlights and central heating radiator.

### Bedroom Two



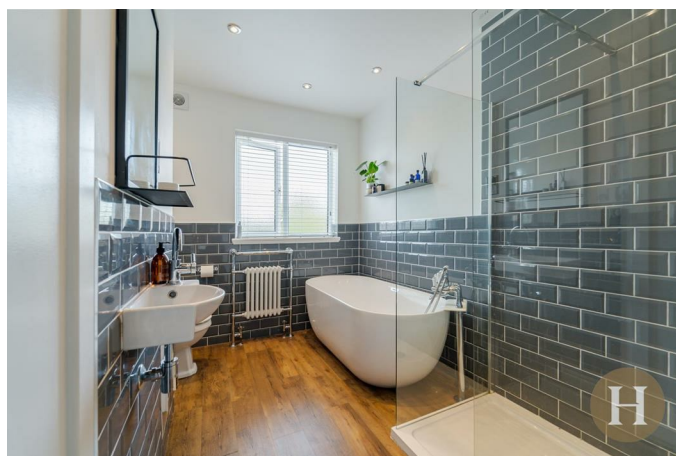
Originally the master, this bedroom benefits from fitted wardrobes and cupboard. Sash window to the front elevation, central heating radiator, carpeted flooring and ceiling light point.

### Bedroom Three



Spacious bedroom complete with double glazed window to the rear elevation, central heating radiator, carpeted flooring and ceiling light point.

### Bathroom



Partially tiled modern family bathroom, benefitting from separate freestanding bath and walk in shower cubicle. Low level flush WC, hand wash basin and traditional towel radiator. Opaque glazed window to

the rear elevation, ciling spotlights and airing cupboard.

### Master Bedroom



Extensive master suite, sky light and window to the rear elevation. Decorative panelled wall, storage within the eaves and beneficial storage cupboard. Central heating radiator, ceiling light point and access to en-suite.

### En-suite



Modern en-suite, shower cubicle, low level flush WC, hand wash basin and towel radiator. Sky light, tiled flooring, ceiling spotlights and extractor fan.

### Cellar

Accessed off the entrance hallway, the cellar offers further potential to develop. Allowing for ample storage space, the cellar offers central heating radiator and ceiling spotlights.

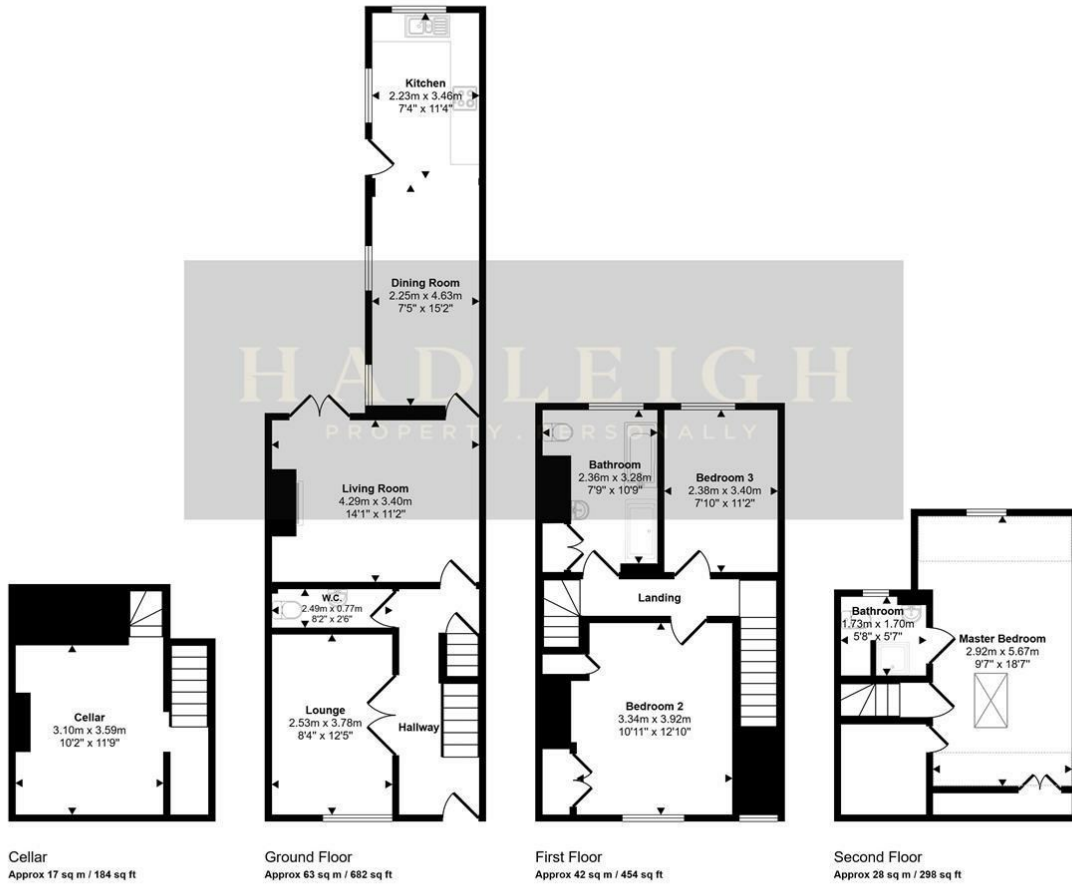
### Garden



Large private garden, predominantly laid to lawn and fenced boundaries. Decked patio area and side access.

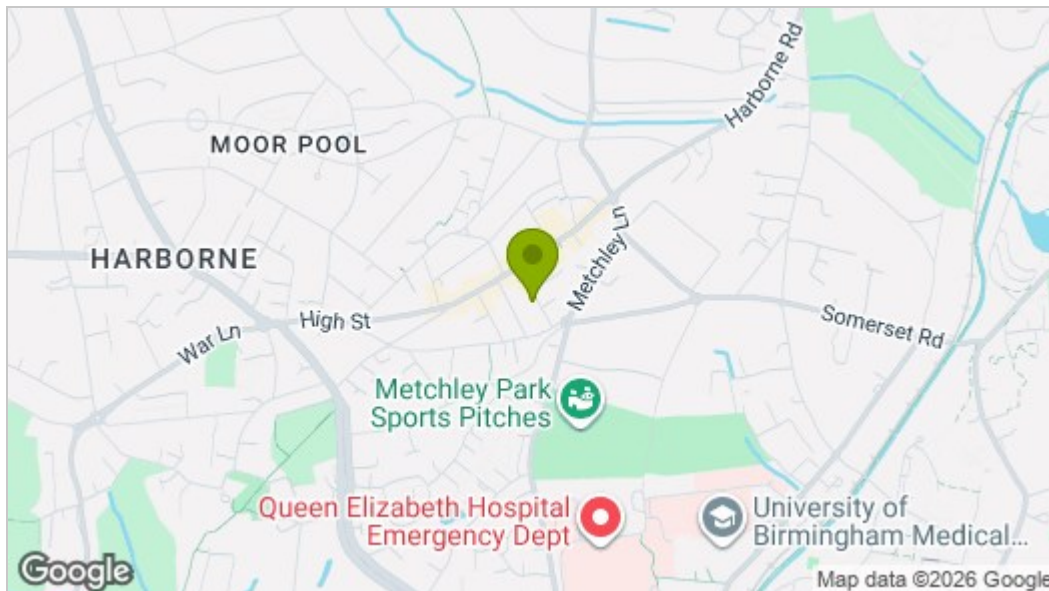
# Floor Plan

Approx Gross Internal Area  
150 sq m / 1618 sq ft

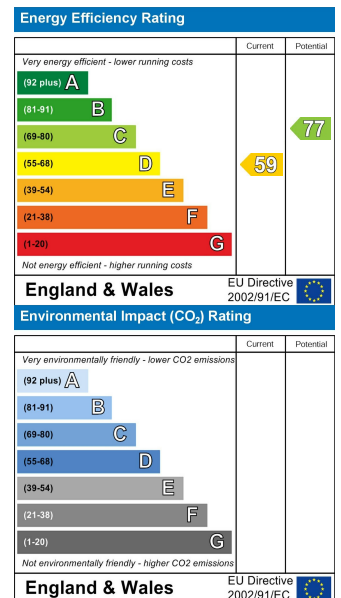


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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