

36 York Street, Birmingham

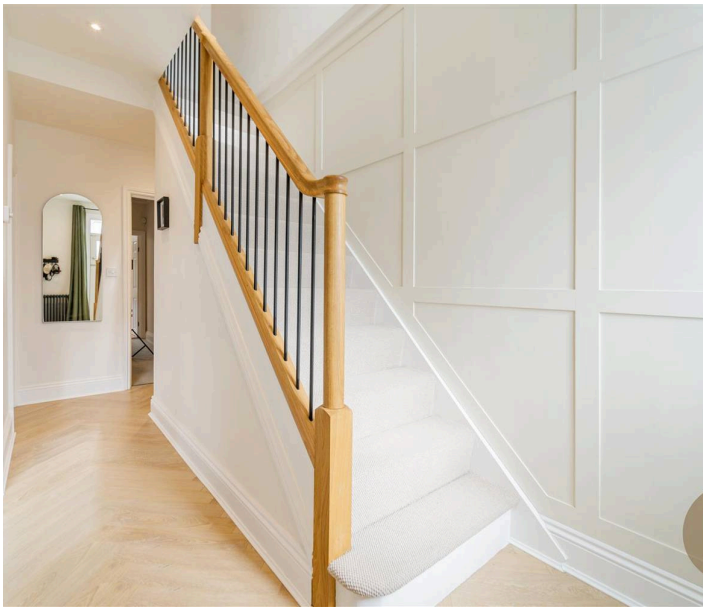
£525,000 Freehold

Hadleigh Estate Agents present this spacious three-bedroom family home on the popular York Street, thoughtfully updated throughout.

Arranged over three floors, the property features forecourt parking, an inviting entrance hall, a front lounge, and an additional living room. To the rear is a newly fitted kitchen/diner, along with a guest WC and cellar access.

The first floor offers two generous bedrooms and a family bathroom with a freestanding bath and separate shower. The top floor hosts the master bedroom with en-suite. Outside, there is a large private rear garden with patio.

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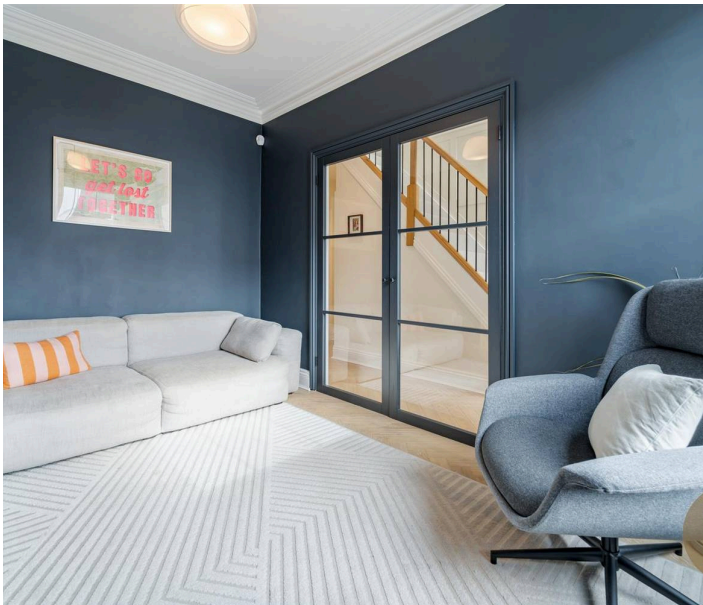


Location

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.

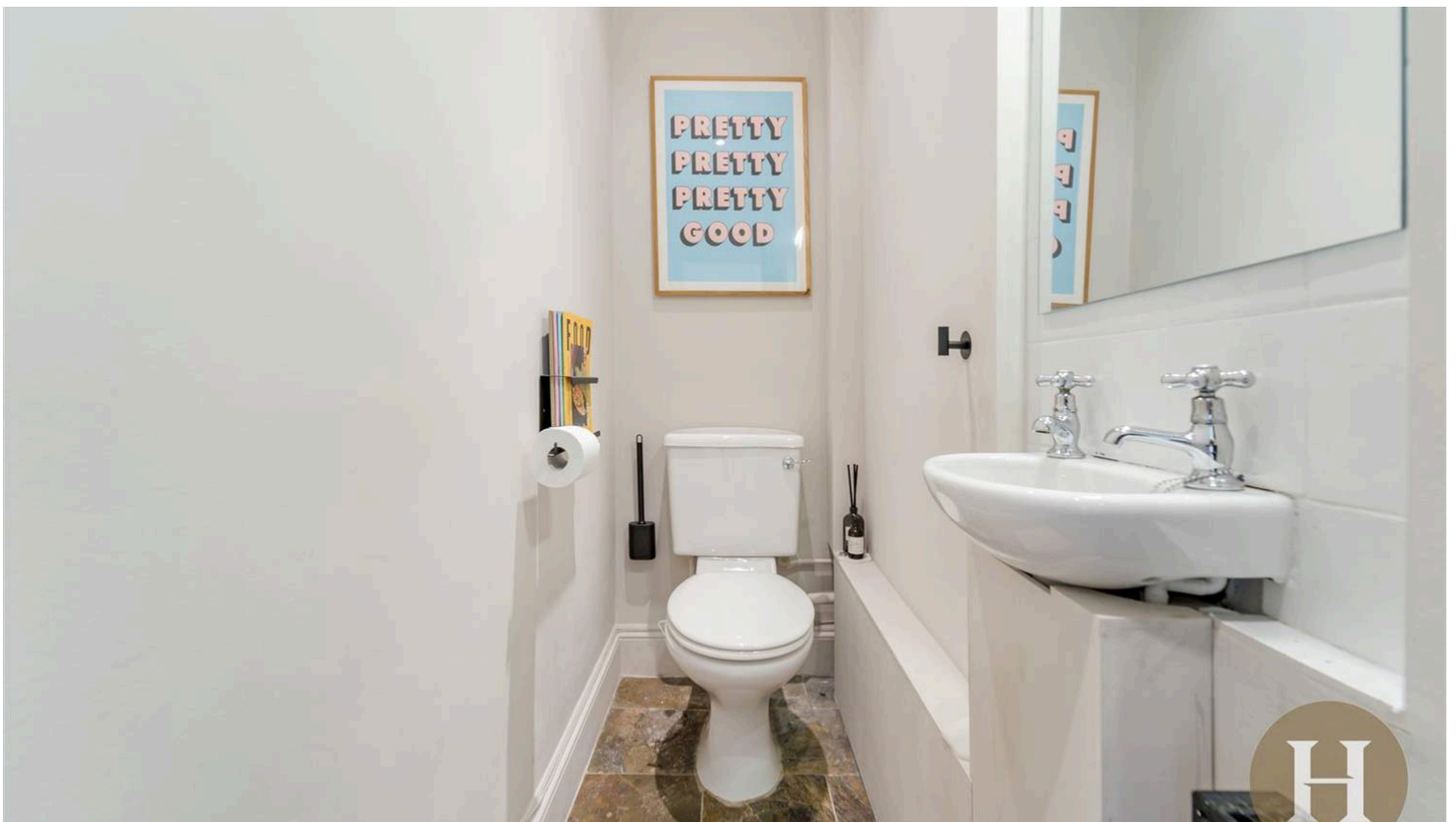


Lounge

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

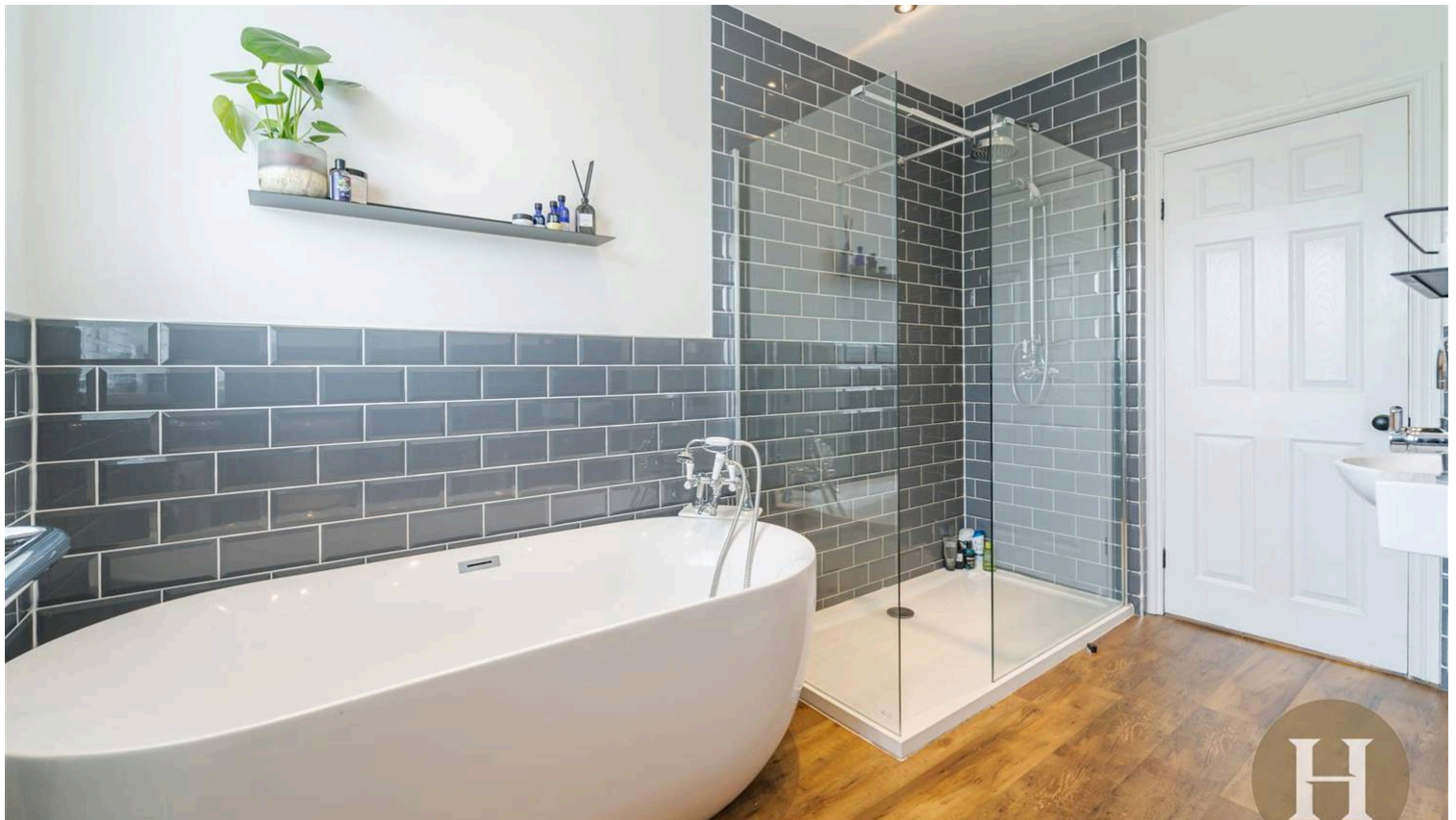
Originally the master, this bedroom benefits from fitted wardrobes and cupboard. Sash window to the front elevation, central heating radiator, carpeted flooring and ceiling light point.

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, ceiling 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

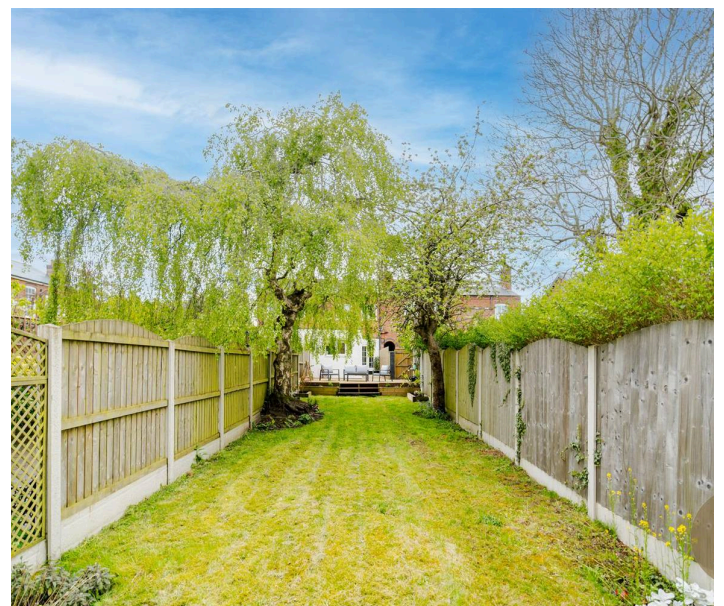
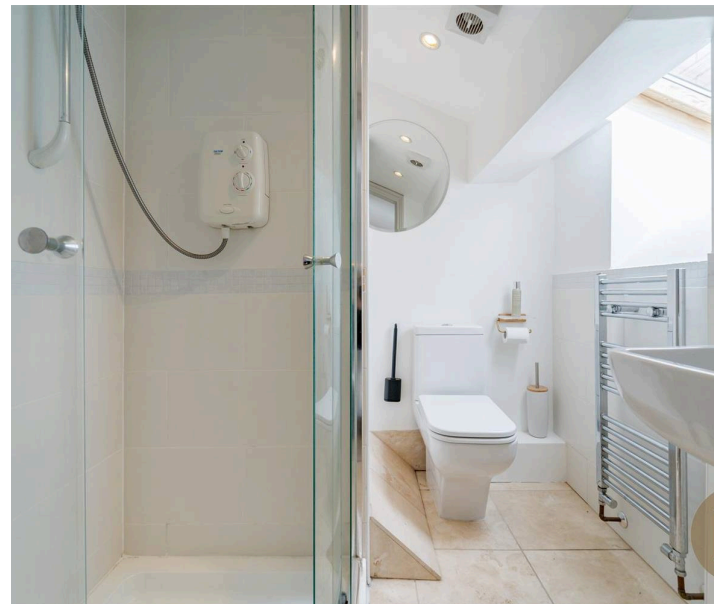
Modern en-suite, shower cubicle, low level flush WC, hand wash basin and towel radiator. Sky light, tiled flooring, ceiling spotlights and extractor fan.

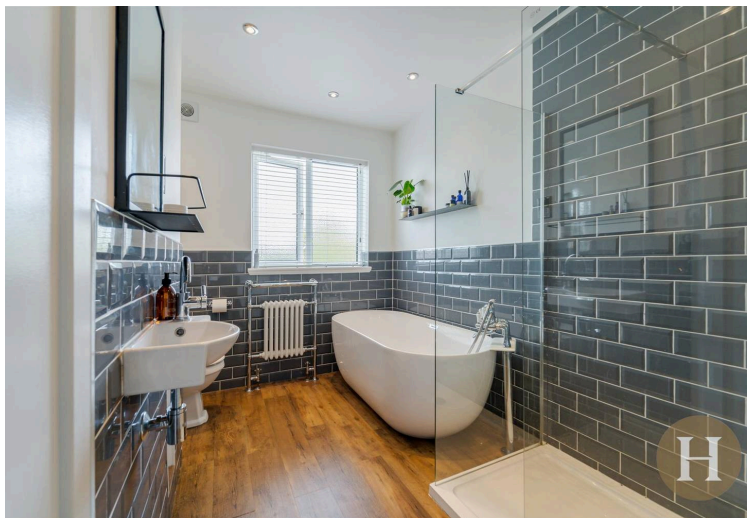
Cellar

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.





Council Tax band: D

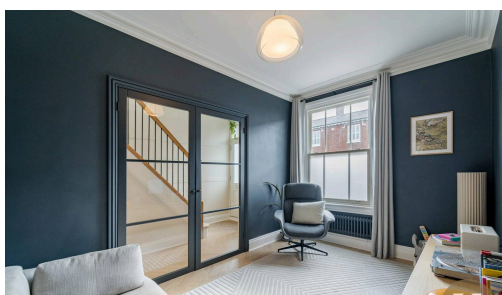
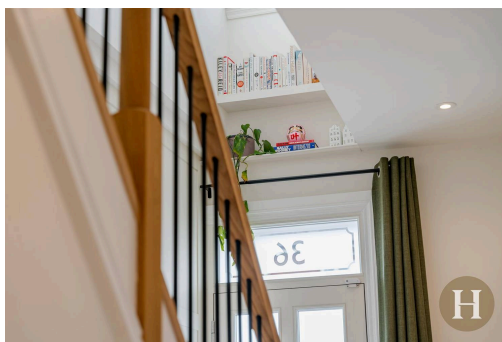
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Three bedroom home over three floors on York Street
- › Two reception rooms & newly fitted kitchen/diner
- › Master bedroom with ensuite
- › Cellar, guest WC & forecourt parking
- › Large private garden with patio



Approx Gross Internal Area
150 sq m / 1618 sq ft



HADBLEIGH
PROPERTY SERVICES

Cellar
Approx 17 sq m / 184 sq ft

Ground Floor
Approx 63 sq m / 682 sq ft

First Floor
Approx 42 sq m / 454 sq ft

Second Floor
Approx 28 sq m / 298 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.