



## 83 Gordon Road, Harborne

£320,000 Freehold

Hadleigh Estate Agents are delighted to offer this two bedroom terraced property for sale. The property benefits from being offered with NO UPWARD CHAIN and is located on the ever popular Gordon Road.

The property comprises of fore garden, entrance porch and hallway. Two open plan reception rooms, modern fitted kitchen, two double bedrooms and family bathroom, complete with separate bath and shower. To the rear is a private garden, rear access onto Rose Road and a garage.

H



### **Location**

Gordon Road is a short walk away from Harborne High Street, offering an array of award winning restaurants, bars and local supermarkets. Excellent transport links are on offer into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham. Along with a number of local schools, including Harborne Primary, St Marys and Blue Coat. Leisure facilities are close at hand, Harborne Golf Club, Harborne Leisure Centre and Edgbaston Priory.

### **Hallway**

With partially glazed front door, central heating radiator and ceiling light point. Separate doors into the lounge area, dining room and stairs to first floor.



### **Lounge**

Spacious lounge benefitting from bay window to the front elevation, fitted cupboard and shelving. Central heating radiator, carpeted flooring and partially glazed wall to dining room.

### **Dining Room**

The dining room benefits from a spacious storage cupboard, window to the rear elevation, central heating radiator and carpeted flooring.





### **Kitchen**

Modern fitted kitchen with a range of base and wall units, including plumbing for washing machine and integrated dishwasher. Fitted oven, gas hob and extractor over. Dual aspect windows to the side and rear elevation, stable style back door, and ceiling light point.

### **Master Bedroom**

Spacious double bedroom comprising carpeted flooring, central heating radiator and window to the front elevation.



### **Bedroom Two**

Double bedroom comprising carpeted flooring, central heating radiator and window to the rear elevation.



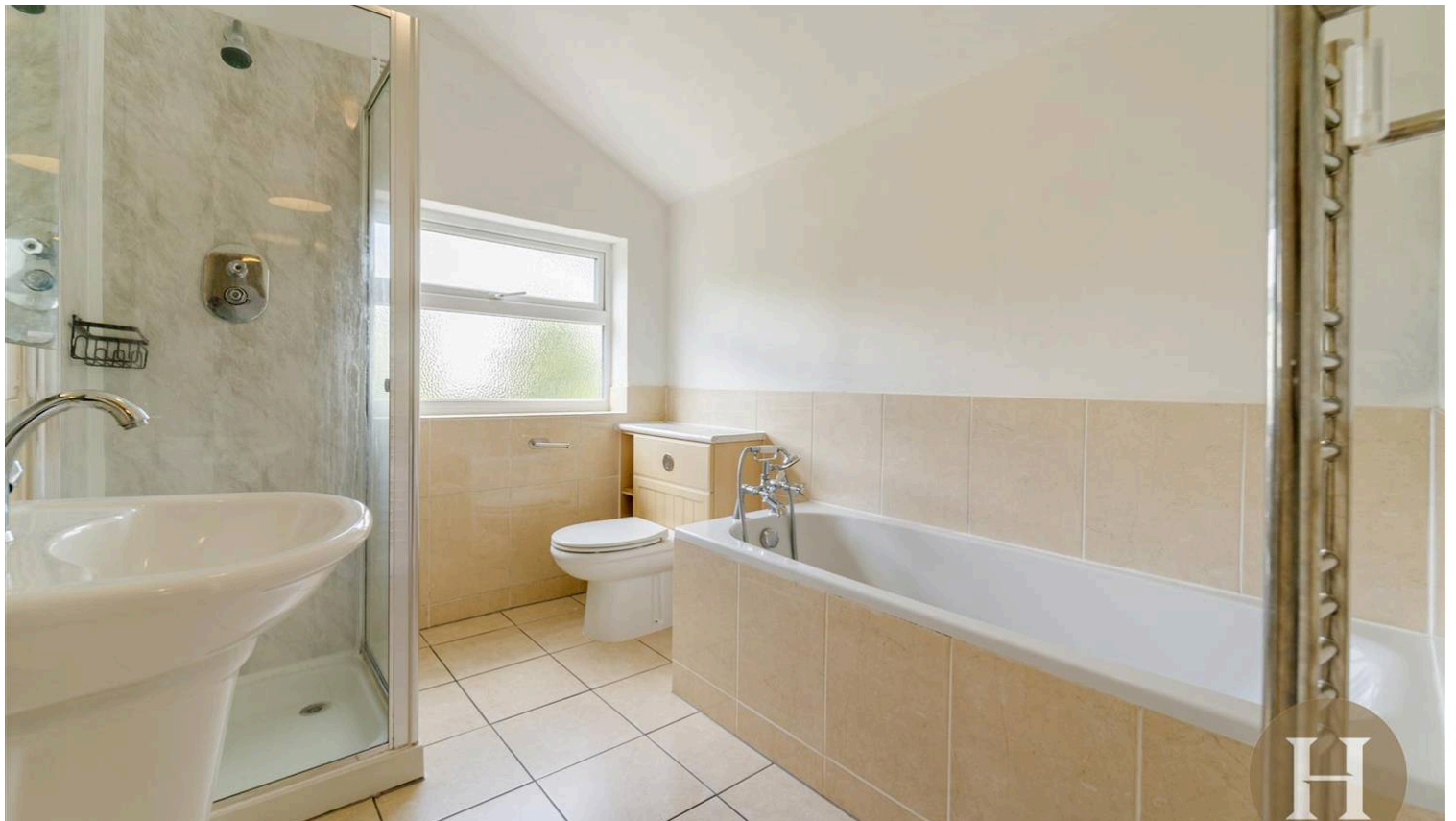


### **Bathroom**

Modern fitted family bathroom with tiled flooring and partially tiled walls. Boasting separate walk in shower and fitted bath, low level flush WC and hand wash basin. Towel radiator, ceiling light point and window to the rear elevation.

### **Garden / Garage**

Private rear garden predominantly laid to lawn, with paved patio area. Steps lead up to the garage giving rear access and gated access onto Rose Road.



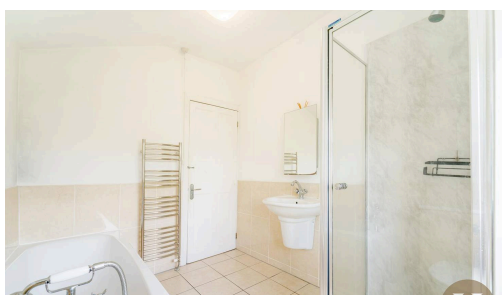
Council Tax band: E

Tenure: Freehold

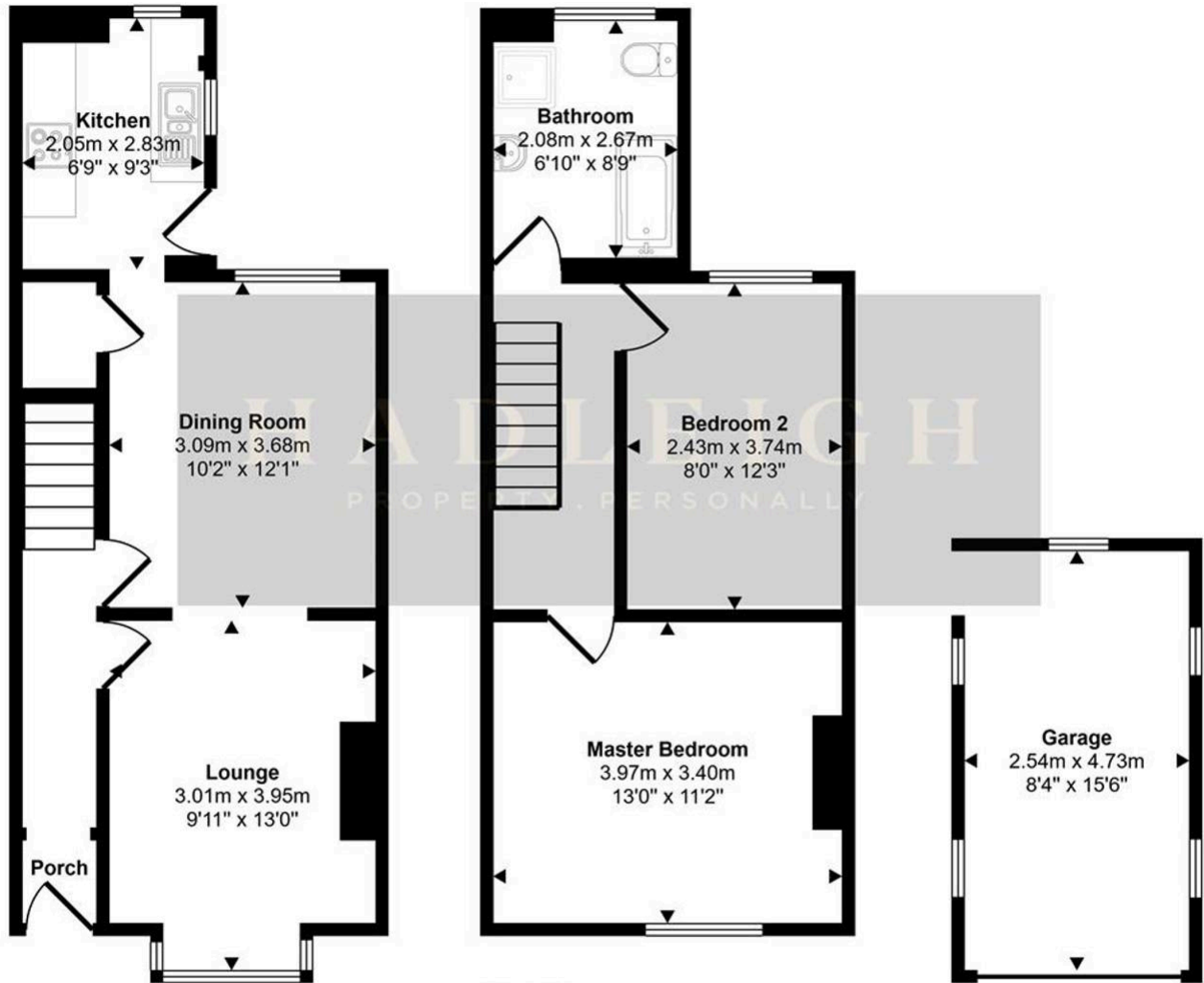
Energy Performance Certificate: D



- Two open plan reception rooms & modern kitchen
- No upward chain
- Two double bedrooms & family bathroom
- Private garden with rear access & garage



Approx Gross Internal Area  
85 sq m / 919 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft

First Floor  
Approx 36 sq m / 392 sq ft

Garage  
Approx 12 sq m / 129 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.