



31 Gordon Road, Harborne

£345,000 Freehold

Hadleigh Estate Agents are delighted to offer this refurbished two bedroom terraced property for sale. Offered with NO CHAIN the property is located on the ever popular Gordon Road, a stones throw away from Harborne High Street.

The property comprises of fore garden, entrance porch, hallway and two spacious reception rooms. To the rear is an extended modern kitchen and utility area, further benefitting with downstairs shower and WC. Upstairs are two double bedrooms and modern fitted family bathroom, with the property further benefitting from a newly fitted roof and private rear garden.





Entrance Hallway

The property benefits from entrance porch comprising solid wood front door and partial glazing. Internal partially glazed hallway door, central heating radiator and ceiling light point. Giving access to both reception rooms and stairs to first floor accommodation.

Lounge

Modern lounge offering bay window to the front elevation and offering bespoke fitted shutters. Feature brick fireplace and slate hearth, fitted shelving and units within the alcoves. Central heating radiator and ceiling light point.



Dining Room

With partially glazed internal door, window to the rear elevation and beneficial understairs storage cupboard. Central heating radiator, ceiling light point and access to the kitchen.

Kitchen

Modern fitted kitchen boasting a range of base and wall units, convenient sliding door and space for fridge freezer. Freestanding oven with induction hob and extractor over, under unit lighting and utility area, housing boiler and plumbing for washing machine. Built in Bosch dishwasher and space for tumble dryer. Further offering an additional sink, central heating radiator and two windows to the side elevation.





Shower Room

Modern fitted shower room with low level flush WC, tiled mains shower cubicle and window to the side elevation. Towel radiator, ceiling light point and sliding door.

Landing

Open bannister, recently carpeted flooring, ceiling light point and pull down loft access.

Master Bedroom

Spacious and modern master bedroom benefitting from fitted wardrobes, window to the front elevation, three ceiling light points, central heating radiator and carpeted flooring.



Bedroom Two

Double bedroom offering fitted wardrobes, window to the rear elevation, carpeted flooring, central heating radiator and ceiling light point.

Bathroom

Modern fitted bathroom benefitting from low level flush WC, walk in shower with rainfall shower and handheld shower attachment. Hand wash basin, towel radiator, ceiling light point and obscure glazed window to the rear elevation.





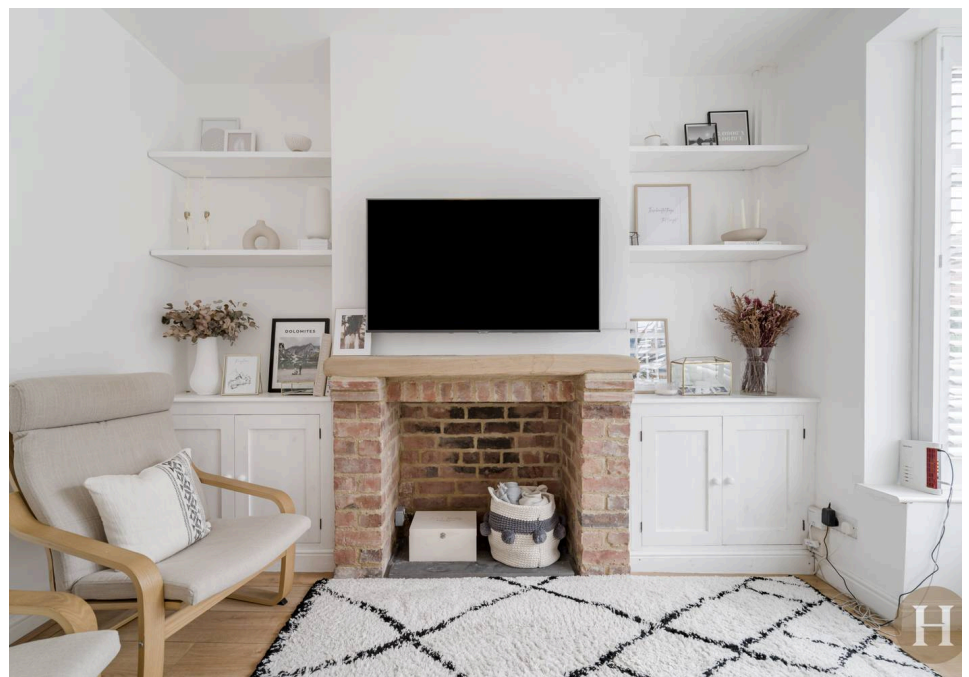
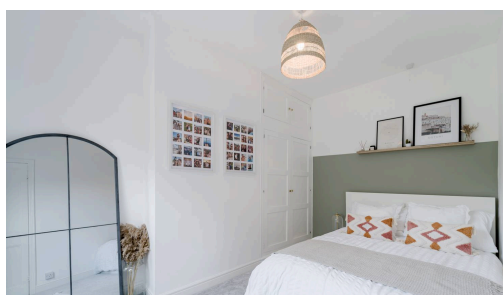
Council Tax band: C

Tenure: Freehold

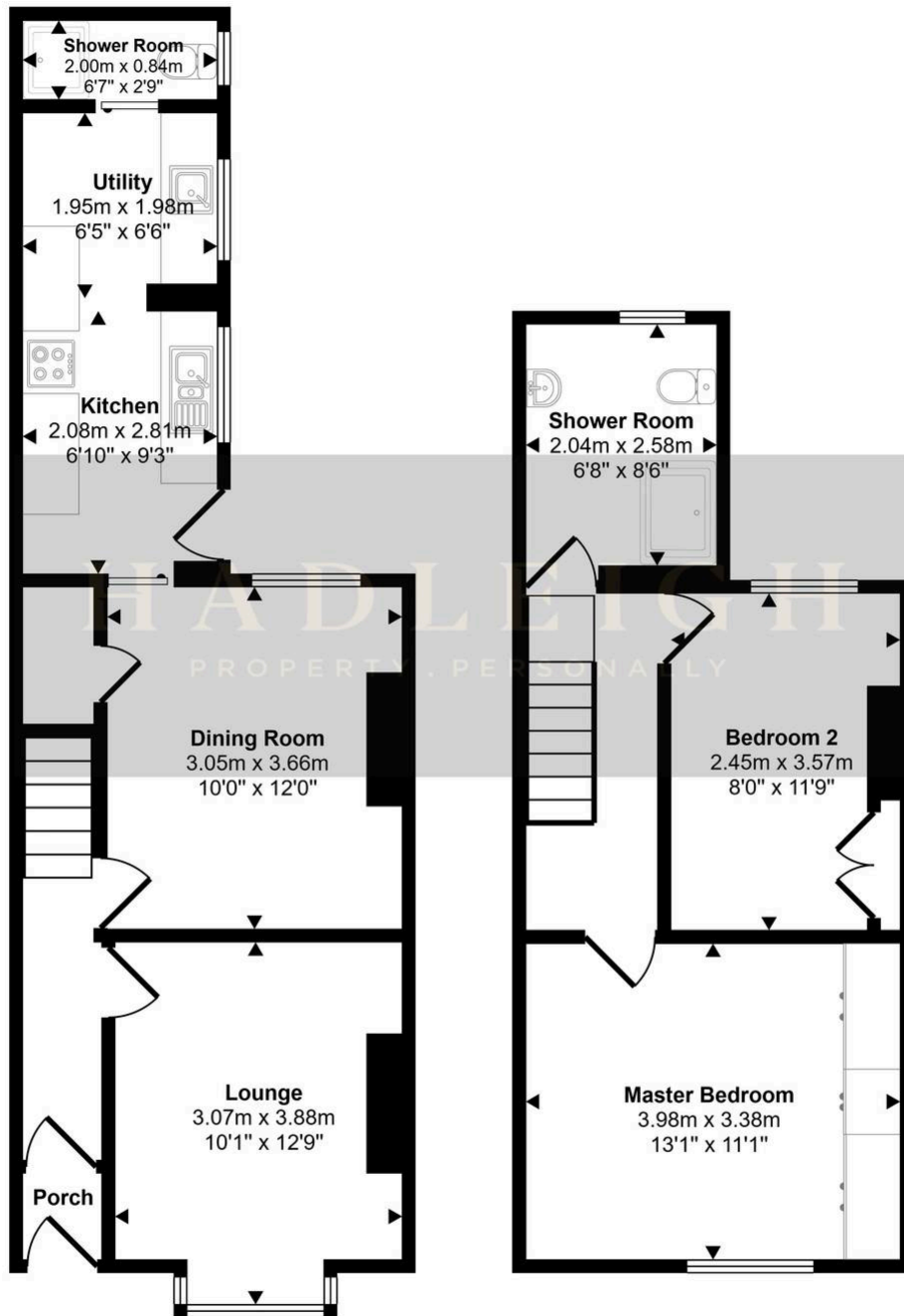
Energy performance certificate: D



- Two bedroom terraced home
- No upward chain
- New Roof
- Refurbished Throughout
- Two Bathrooms
- Private Garden
- Excellent Location



Approx Gross Internal Area
83 sq m / 890 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

First Floor
Approx 38 sq m / 405 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.