

FOR SALE



Hartledon Road, Harborne, B17
Asking Price Of £345,000


MARTIN & CO

- Sought after location
- Two reception rooms
- Upstairs bathroom
- Great transport links
- Walking distance to High Street

There is nothing like having your own four walls with plenty of room to raise a growing family. The family will love the spacious lounge which has plenty of room for the comfiest of settees and on those special occasions, have all the family round and enjoy a meal in the dining room where there is plenty of space for everyone. The impressive kitchen is the perfect place to show off your cooking skills as it has ample cupboard space for all your condiments, pots and pans and is large enough for you to chat away with loved ones as you prepare the evening meal. Upstairs, there are three double bedrooms, all of which are of a good size. A real differentiator for this home is the large family bathroom. There is a tub which will allow for a relaxing soak in the evening and a separate shower cubical for when you need to "get up and go" in the morning. Outside, the rear garden is low maintenance which has a patio area making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play.

For those of you unfamiliar with the area, the property is within easy reach to Harborne High Street, QE Hospital and local shops and amenities. There are also some highly regarded private and state schools close by. For those of you who work further afield, there are great transport links going to the City Centre and M5 Motorway. We could go on and on, but to fully appreciate this superb home an internal viewing will be required. We look forward to your call. In the meantime why not check out the 360 virtual tour.



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ROOM SIZES:

GROUND FLOOR

Reception Room (Front): 12' 3" x 11' 3" (3.73m x 3.43m)

Reception Room (Rear): 12' x 12' 2" (3.66m x 3.71m)

Kitchen: 13' 7" x 6' 4" (4.14m x 1.93m)

Utility: 6' 2" x 4' 4" (1.88m x 1.32m)

FIRST FLOOR

Landing

Bedroom One: 12' 3" x 11' 4" (3.73m x 3.45m)

Bedroom Two: 9' 3" x 9' 1" (2.82m x 2.77m)

Bathroom: 13' 7" x 6' 6" (4.14m x 1.98m)

SECOND FLOOR

Bedroom Three: 15' 11" x 12' 3" (4.85m x 3.73m)

OUTSIDE

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Martin & Co Birmingham Harborne

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.