

## 13 GORDON ROAD, HARBORNE, B17 9HA



A UNIQUE OPPORTUNITY TO ACQUIRE A RECENTLY RENOVATED AND MUCH IMPROVED EXTENDED TWO BEDROOMED TERRACED RESIDENCE SITUATED IN THIS POPULAR LOCATION ADJACENT TO HARBORNE HIGH STREET.

NO UPWARD CHAIN

**OFFERS IN THE REGION OF £305,000**



## Location

GORDON ROAD is a popular location situated close to Harborne High Street with its excellent shopping, restaurant and cafe facilities. In addition there are excellent schools for children of all ages and good public transport facilities to all surrounding areas. The Queen Elizabeth Medical Complex and Birmingham University are close at hand.

## Description

13 GORDON ROAD has been recently renovated and offers an excellent opportunity to both first time and investment buyers and benefits from gas central heating and double glazing. Having the advantage of newly fitted carpets throughout. The well maintained accommodation comprises enclosed porch, reception hall, front reception with feature fireplace with gas point, rear dining room, extended kitchen. At first floor level there are two bedrooms and a well appointed bathroom. To complement the property is a rear garden which is laid principally to an Indian sandstone flagged patio.

Fully meriting an internal inspection the the re wired and re plumbed accommodation comprises:

### Enclosed Porch

Ceiling light point, double glazed front door.

### Reception Hall

Central heating radiator, staircase rising off, low wattage halogen ceiling light point.

### Front Reception/Living Room

13'2" x 9'11" (4.01m x 3.02m)

Having original style feature fireplace with hearth beneath and mosaic tiles inset and gas point, central heating radiator, meter cupboard, several power points, low wattage halogen ceiling light points, two wall light points, double glazed bay window to front, archway through to:





### **Rear Reception/Dining Room**

12'5" x 10'2" (3.78m x 3.10m)

Understairs cloaks cupboard, central heating radiator, several power points, LED ceiling light points with dimmer, door to kitchen, double glazed picture window to rear.



### **Extended Newly Fitted Kitchen**

19'5" x 6'9" (5.92m x 2.06m)

Having sink unit and drainer with base units beneath, further base and wall units with contrasting work surface, under counter lighting, single door oven, four ring halogen hob, extractor hood, integrated "Bosch" fridge and freezer, dishwasher, breakfast bar, central heating radiator, part vaulted ceiling with two 'Velux' skylight inset, double glazed picture window and door to side.



### **On the first floor**

A tread staircase leads to the first floor landing with storage cupboard and to:

### **Bedroom One**

13'1" x 11'3" (3.99m x 3.43m)

Having central heating radiator, double glazed picture window to front, LED ceiling light point.







### **Bedroom Two**

12'4" x 8'5" (3.76m x 2.57m)

Having central heating radiator power point, cornice, double glazed window to rear, ceiling light point.



### **Newly Appointed Bathroom**

Comprising white suite of panelled bath with in-line shower, wash hand basin, WC., wall tiling, central heating radiator, 'Xpelair', LED ceiling light points, opaque double glazed window to rear.



### **Outside**

The property is set back beyond a small fore garden.



### **Rear Garden**

Recently laid Indian sandstone flagged patio.

### **General Information**



**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is Freehold.

**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.







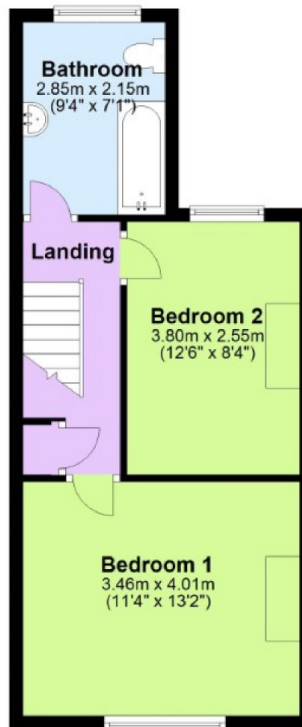
## Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



## First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		56	64
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		48	57
EU Directive 2002/91/EC			

### MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".