

**57 GREENFIELD ROAD, HARBORNE, B17 0EP**



**A WELL MAINTAINED THREE BEDROOMED VICTORIAN TERRACED  
RESIDENCE SITUATED IN THIS SOUGHT AFTER AND DESIRABLE  
LOCATION.  
EPC BAND RATING D**

**OFFERS IN THE REGION OF £525,000**



## Location

GREENFIELD ROAD is a sought after and desirable location within close proximity to Harborne high Street with its excellent shopping, restaurant and café facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand and there are excellent transport facilities to Birmingham City Centre. Furthermore there are schools for children of all ages.

## Description

57 GREENFIELD ROAD is an immaculately maintained and much improved Victorian mid terrace which benefits from off road parking. Benefitting from gas central heating, the spacious and well proportioned accommodation comprise: front reception room with wood burning stove, rear dining room leading to a magnificent extended kitchen with vaulted ceiling. At first and second floor level are three excellent bedrooms, bathroom and en-suite shower room. To complement the property there is a south facing rear garden.

### Charming Front Reception Room

14'0" x 13'6" (4.27m x 4.11m)

Having as its focal point a free standing wood burning stove with hearth beneath and feature fireplace, laid wooden floor, several power points, ceiling light point, cornice, central heating radiator, hardwood front door, double glazed bay window to front.



### Inner Hallway

Cloaks cupboard leads through to:

### Rear Reception/Dining Room

13'2" x 12'5" (4.01m x 3.78m)

Having laid wooden floor, central heating radiator, several power points, low wattage halogen ceiling light points, cornice, staircase rising off, double glazed picture window and archway through to:





## **Magnificent Extended Kitchen**

27'1" x 6'7" (8.26m x 2.01m)

Having 'Belfast' style sink with hot and cold mixer tap over and base units beneath, further base and storage units with hardwood block worksurface, plumbing for dishwasher, space for tumble dryer and washing machine, integrated fridge and freezer, fitted shelving, six ring range style stainless steel cooker with extractor hood, floor and wall tiling, underfloor heating, vaulted ceiling with three 'Velux' skylights inset and low wattage ceiling light points, two double glazed picture windows and door to side, 'French' door to the south facing rear garden.



## **On the first floor**

A tread staircase leads to the first floor landing with airing cupboard housing the gas boiler, low wattage halogen ceiling light points and to:

## **Bedroom Two**

13'8" x 11'4" (4.17m x 3.45m)

Having central heating radiator, power points, ceiling light point, cornice, fitted wardrobes, contemporary decor, double glazed picture window to front.





### **Bedroom Three**

10'7" x 8'7" (3.23m x 2.62m)

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

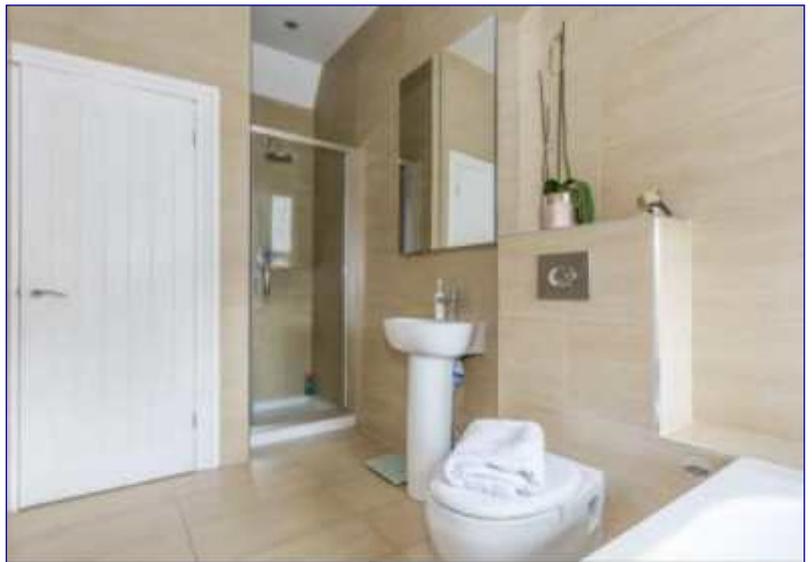


### **Fully Tiled Bathroom**

Having panelled bath with hand held microphone shower, separate corner shower cubicle with rain head, low level WC., wash hand basin with concealed cistern, medicine cabinet with mirrored doors, 'Xpelair', low wattage halogen ceiling light points, underfloor heating, double glazed window to rear.



### **Enclosed Shower Cubicle**



### **On the second floor**

A further staircase leads to a superb loft conversion:



### **Master Bedroom**

24'0" x 13'2" (7.32m x 4.01m)  
Having central heating radiator,  
several power points, low wattage  
halogen ceiling light points,



### **Separate Dressing Room**

Separate dressing area with fitted  
wardrobes and cabinets, under eaves  
storage, double glazed dormer  
window to rear.



### **En-suite Shower**

Having enclosed shower cubicle with rain head, low level WC., vanity wash hand basin, space saver heated chrome towel rail, low wattage halogen ceiling light points, 'Xpelair' as fitted.

### **Outside**

The property is set back beyond a forecourt parking space.



### **South Facing Rear Garden**

Generous south facing rear garden comprise laid flagged patio, neat lawn, established borders, side pathway, timber garden shed and mature hedging.



### **Rear Elevation**

Looking to the rear of the house/ 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

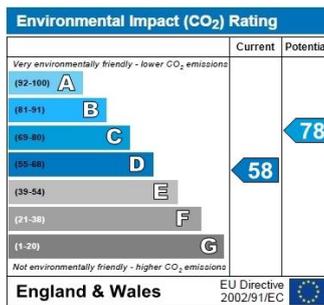
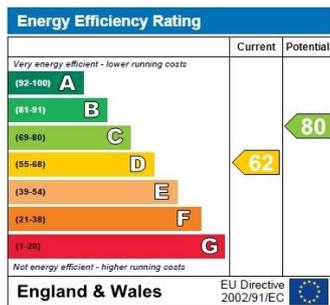
**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**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.





**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".