

## 57 HARTLEDON ROAD, HARBORNE, B17 0AA



A WELL MAINTAINED GAS CENTRALLY HEATED FREEHOLD TWO  
BEDROOM TERRACE SITUATED IN THIS SOUGHT AFTER LOCATION.  
EPC BAND RATING E

**OFFERS IN THE REGION OF £310,000**



### **Location**

HARTLEDON ROAD is a sought after location which is approached between Victoria Road and War Lane yet is within easy reach of Harborne High Street with its excellent shopping, cafe and restaurant facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent transport facilities and schools for children of all ages.

### **Introduction**

57 HARTLEDON ROAD is a particularly well maintained mid terrace situated in this highly regarded location and benefitting from gas central heating. The accommodation comprises two reception room, kitchen with appliances, two double bedrooms and bathroom with shower. There are front and enclosed rear gardens. The accommodation comprises in more detail:

### **On The Ground Floor**

Set back from the road behind a small gated front garden with dwarf wall.

### **Front Reception/Dining Room**

12'11" x 12'2" (3.94m x 3.71m) Having meter cupboard, central heating radiator, power points, ceiling light point with original plaster rose, cornice, front door and double glazed bay window to front.



### **Inner Hall**

With useful under stairs cloaks cupboard leads to:

### **Rear Reception/Living Room**

13'2" x 11'11" (4.01m x 3.63m) Having central heating radiator, stair case to the FIRST FLOOR LANDING, power points, cornice, door to KITCHEN, ceiling light point and double glazed window to rear.





### **Fitted Kitchen**

13'6" x 6'5" (4.11m x 1.96m) Sink unit and drainer with base unit beneath, matching base and wall units, contrasting work top, floor and wall tiling, single door oven, four ring gas hob, extractor hood, plumbing for washing machine, space for tumble dryer, central heating radiator, ceiling light point cornice, window and door to side courtyard.



### **On The First Floor**

A tread stair case leads to the FIRST FLOOR LANDING with central heating radiator, access to LOFT and to:

### **Bedroom One**

13'11" x 11'7" (4.24m x 3.53m) Having single door wardrobe, central heating radiator, power points, ceiling light point, and two double glazed windows to front.

### **Bedroom Two**

12'7" x 11'5" (3.84m x 3.48m) Having central heating radiator, power points, ceiling light point and double glazed window to rear.

### **Bathroom**

White suite of panelled bath with on line mixer shower over and glazed shield, wash hand basin, low level wc, airing/boiler cupboard and opaque double glazed window to rear.



### **Outside**

The property is set back behind a small walled front garden with gate.  
The rear gardens are enclosed with patio, lawn, BBQ area and side gate.

### **General Information**

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

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

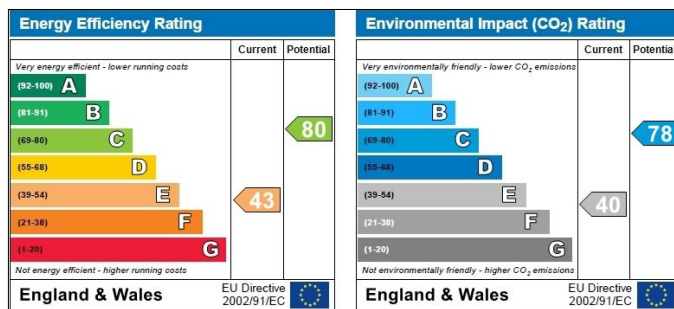
LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

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 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".