

**18 HARTLEDON ROAD, HARBORNE, B17 0AD**



**A WELL MAINTAINED TRADITIONAL TWO BEDROOM MID TERRACED  
RESIDENCE SITUATED IN THIS SOUGHT AFTER LOCATION.  
EPC BAND RATING D**

**OFFERS IN THE REGION OF £295,000**



### **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**

18 HARTLEDON ROAD is a well maintained traditional terraced residence situated in this sought after location. The gas centrally heated accommodation comprises two reception rooms, kitchen, two bedrooms and bathroom with separate shower. To complement the property there are front and enclosed rear gardens.



### **On The Ground Floor**

Set back in an elevated position beyond a neat front garden and pathway the accommodation comprises in more detail.

### **Front Reception/Living Room**

13'2" x 11'8" (4.01m x 3.56m) Having feature fireplace with mosaic tiles inset and hearth beneath, meter cupboard, central heating radiator, fitted book shelving, power points, dado rail, cornice, ceiling light point, hardwood front door and bay window to front with stained glass.



### **Inner Hallway**

With cloaks cupboard leads to:





### Rear Reception/Dining Room

12'6" x 11'9" (3.81m x 3.58m) Having open fireplace with tiled hearth, quarry tiled floor, central heating radiator, power points, stair case to the FIRST FLOOR LANDING, door to kitchen and sash window to rear.



### Kitchen

14'0" x 6'6" (4.27m x 1.98m) Belfast sink and drainer with base unit beneath, matching base and wall units, contrasting work top, plumbing for dish washer and washing machine, space for fridge/freezer, wall mounted gas boiler, plate rack, floor tiling, window and door to side.



### On The First Floor

A tread stair case leads to the FIRST FLOOR LANDING with access to loft.

### Bedroom One (Front)

12'0" x 11'9" (3.66m x 3.58m) Original fire place, central heating radiator, power points, single door wardrobe, ceiling light point and two sash windows to front.





### Bedroom Two (Rear)

12'4" x 8'8" (3.76m x 2.64m) Feature fire place, central heating radiator, power points , ceiling light point and sash window to rear.



### Part Tiled Bathroom

Having separate walk-in shower and panelled bath with central hot and cold mixer taps, wash hand basin low level wc, heated towel radiator and window to rear.



### Outside

The property is set back in an elevated position behind a neat front garden and pathway

The REAR GARDENS comprise side courtyard, patio, lawn and rear gate.



### General Information

OSSESSION: 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. 38.8 sq. metres (427.9 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)

The purpose of this plan is to show the layout only.  
Plan produced using The Mobile Agent.

18 Hartledon Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	83
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		48	80
		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".