

16 GORDON ROAD, HARBORNE, B17 9HB



A PARTICULARLY SPACIOUS THREE STOREY FREEHOLD TERRACED
RESIDENCE WITH THREE BEDROOMS, TWO BATHROOMS AND DELIGHTFUL
ENCLOSED REAR GARDEN.
EPC BAND RATING E

OFFERS IN THE REGION OF £459,950



Introduction

The property which was built circa 1900 is situated close to the end of Gordon Road near to its junction with Park Hill Road. This is a popular convenient location due to its close proximity to local shopping, schools, recreational amenities and public transport services. Birmingham City Centre, Queen Elizabeth Medical Centre, Selly Oak Hospital and the University of Birmingham are all within the vicinity and the motorway network is readily accessible providing rapid access to most parts of the country.

The property is set back from the road beyond an enclosed fore garden with brick retaining wall with foot path approach to the front door. This well presented accommodation has the benefit of double glazing and gas central heating where specified and is entered through a newly fitted composite front door.

Comprising in more detail:

On The Ground Floor

Reception Hall

Exposed polished wooden floorboards, cornice, ceiling light point with rose, central heating radiator and pine panelled door with inset leaded and stained glass windows opening to both front and rear reception rooms. New composite front door.

Front Reception Room

14'4 into bay x 10'8 (4.37m into bay x 3.25m)
Double glazed aluminium bay window looking to the front of the property, chimney recess, exposed polished floor boards, central heating radiator, coving, centre ceiling rose.



Rear Reception Room

13'4 x 13'11 (4.06m x 4.24m) Attractive horse shoe shaped cast iron fireplace with tiled hearth and matching painted wooden fire surround, double glazed picture sash style window overlooking the Rear Gardens, exposed and polished floor boards, central heating radiator, ornate coving, centre ceiling rose, wrought iron railings leading to the converted cellar, staircase rising to the first and second floor landings, pine stripped panel door with inset leaded and stained glass windows back to the Reception Hall and matching door to the kitchen.





Kitchen

9'9 x 6'4 (2.97m x 1.93m) Attractively fitted kitchen comprising floor and wall mounted fitted kitchen cabinets and dishwasher, five ring Baumatic range cooker with twin oven, brushed steel overhead hob extractor with down lighters, wall mounted gas fired central heating boiler concealed within matching kitchen cabinet, double glazed door leading to the Rear Gardens, UPVC double glazed window overlooking the side of the property and archway leading to the Utility.



Utility

9'5 x 6'2 (2.87m x 1.88m) Matching range of wall and floor mounted fitted kitchen cabinets with plumbing for the washing machine, central heating radiator, downlighting, UPVC double glazed French doors opening on to the patio area of the Rear Garden with matching window to the side and archway to the Kitchen.



FROM THE GROUND FLOOR

Staircase rises to the **FIRST FLOOR LANDING** with central heating radiator and panelled door leading to:

Bedroom One

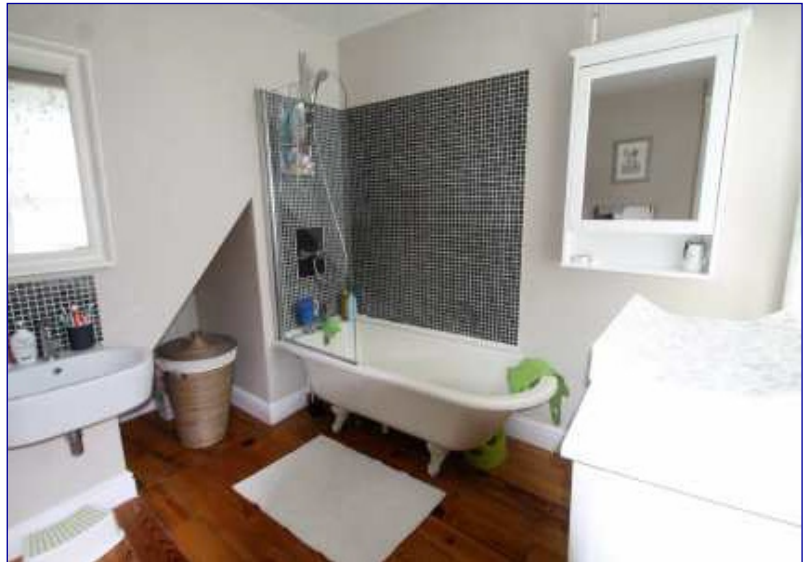
1'8 x 11'10 (0.51m x 3.61m) Two double glazed windows set in wooden casements looking to the front of the property, central heating radiator and large walk in wardrobe with overhead spot lit lighting, two ceiling light points.





Bathroom

Free standing roll top bath set on clawed legs with shower guard, overhead mixer shower with tiles to the wall, low level flush WC, wall mounted vanity wash hand basin with mixer tap, chromed heated towel rail/radiator, built in Louvre fronted cupboards with lagged hot water cylinder and airing cupboard with shelving above, recessed spot lit lighting and sash window overlooking the Rear Gardens.



FROM THE FIRST FLOOR

Further staircase rises to SECOND FLOOR LANDING with Velux sky light, access to the sub loft, central heating radiator, recessed spot lit lighting and door to:

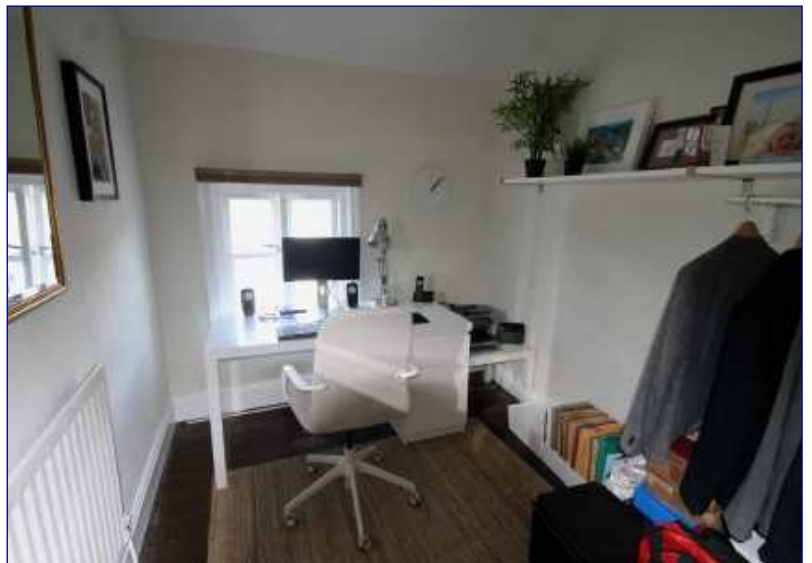
Bedroom Two

11'10 x 10'4 (3.61m x 3.15m) Double glazed window overlooking the front of the property, central heating radiator, spot lit lighting and door to the landing.



Bedroom Three

7'0 x 12'0 (2.13m x 3.66m) Picture window to the front, central heating radiator and spot lit lighting.





Bathroom Two

Matching bathroom suite comprising panelled bath, separate walk in shower cubicle with overhead mixer shower, pedestal wash hand basin with tiled splash back, low level flush WC, central heating radiator, recessed spot lit lighting and Velux window overlooking the rear of the property.



Cellar

Converted cellar with stairwell leading from the Rear Reception Room with pine panelling to the walls, recessed spot lit lighting and UPVC double glazed window to the front, radiator, excellent storage.

Outside

Rear Gardens

French doors lead from the Utility Room to the patio Rear Garden with retaining wall leading to further lawn, grape vine, wooden garden shed and pathway leading to the communal access in front of the property.



Rear Elevation



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

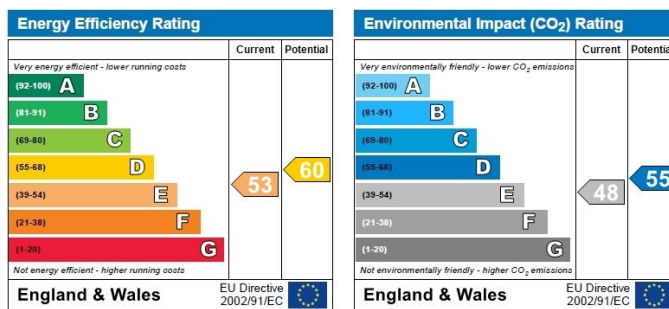
WATER AUTHORITY: Severn Trent Water - 0345 500500

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 427 121





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".