

## 20 HARTLEDON ROAD, HARBORNE, B17 0AD



A TRADITIONAL MID TERRACE PROPERTY SET WITHIN THIS POPULAR HARBORNE LOCATION. COMPRISING TWO BEDROOMS, TWO RECEPTION ROOMS AND BEING IN GOOD CONDITION THROUGHOUT  
EPC RATING TBC

£299,500

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## 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

HARTLEDON ROAD is a well maintained gas centrally heated and double glazed mid terraced home, perfect for first time buyers. Fully meriting an internal inspection, the accommodation comprises two reception rooms, fitted kitchen, two double bedrooms and bathroom with shower. To the rear is a separate utility and quaint low maintenance garden.

## Front Reception Room

13'7" X 11'8" (4.14m X 3.56m) Double glazed bay window to front elevation, exposed floorboards, feature fireplace with ornate tiled inset and glazed tiled hearth, ceiling light point and decorative ceiling rose, coving to ceiling, built in shelving and column central heating radiators



## Inner Hallway

Having cloaks cupboards and understairs storage

## Dining Room

12'5" X 11'0" (3.78m X 3.35m) Double glazed bay window to rear elevation, exposed floorboards, feature fireplace with tiled inset and glazed tiled hearth, stair case to first floor accommodation, column radiator and archway into



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## **Kitchen**

12'5" X 11'10" (3.78m X 3.61m) Double glazed window to side elevation, a range of wall and base units with contrasting work surfaces, enamel sink with drainer, four ring gas hob, cooker hood, double door oven, plumbing for dishwasher, tiled flooring and tiled splashback. Door to side elevation



## **First Floor Accommodation**

Staircase rising from dining room to first floor landing with central heating radiator, ceiling light point and loft access



## **Master Bedroom**

11'9" X 11'7" (3.58m X 3.53m) Two double glazed windows to front elevation, laminate flooring, double door wardrobe, ceiling light point and central heating radiator



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## Bedroom Two

12'5" X 8'6" (3.78m X 2.59m) Double glazed window to rear elevation, exposed floorboards, ceiling light point and central heating radiator



## Family Bathroom

Obscure double glazed window to rear elevation, panelled bath, corner shower cubicle with shower over, vanity unit with wash hand basin, low level wc with concealed cistern, tiled flooring, chrome central heating towel radiator and tiling to walls



## Outside

Flagstone patio from side access with steps up to first tier with access to



## Utility

Converted outbuilding creating utility space with plumbing for washing machine

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## **Garden**

Steps rising to lawn area with flagstone path, dwarf wall and hedgerow



## **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".