



## 3 The Farthings, Harborne, B17 0HQ

**£470,000**

Hadleigh Estate Agents are delighted to offer this modern three storey townhouse for sale. Set in an exclusive gated development, the property is offered with no upward chain.

The property benefits from secure garage and driveway parking, on the ground floor is a spacious kitchen diner and convenient guest WC. The first floor accommodation offers lounge, bedroom and house bathroom. The second floor offers the master bedroom, en-suite and additional double bedroom. To the rear of the property is a private garden.

## Location



The Farthings is situated in a sought after residential address, set within an exclusive gated development accessed off Metchley Lane, and ideally situated for the convenience and facilities of the nearby Harborne High Street. Harborne High Street offers excellent convenience shopping with a Marks and Spencer Food Hall, a Waitrose, as well as a range of convenience shops, restaurants, and coffee shops. Excellent transport links are on offer to Birmingham City Centre, along with nearby Queen Elizabeth Hospital, with a number of local schools nearby.

## Hallway



With partially glazed front door and window to the front elevation, interna access to the garage, guest WC and kitchen diner. Ceiling light point, central heating radiator and stairs to first floor.

## Kitchen Diner



Spacious kitchen diner benefitting from a range of base and wall units, space for dining area, hob and extractor over. Patio doors lead to the rear garden, with windows to the rear elevation. Central heating radiator and ceiling spotlights.

## Guest WC



Partially tiled guest WC, low level flush WC, hand wash basin, ceiling light point and extractor fan.

## Landing

Carpeted flooring, open bannister with stairs to second floor and window to front elevation.

## Lounge



Spacious lounge with bay window to the rear elevation, part glazed double doors, gas fireplace with hearth and surround. Ceiling light point, central heating radiator and carpeted flooring.

## Bedroom Three



Bedroom three allows for a double bed, window to front elevation, carpeted flooring, central heating radiator and ceiling light point.

## Bathroom



Modern family bathroom offering separate shower cubicle and fitted bath, complete with shower attachment. Low level flush WC, hand wash basin, tiled flooring and partially tiled walls.

## Second Floor Landing

Carpeted flooring, ceiling light point and loft access.

## Master Bedroom



Large master suite comprising built in cupboard, two skylights, carpeted flooring and central heating radiator. Access to en-suite

## En-suite



Tiled en-suite with low level flush WC and hand wash basin combi unit. Mains walk in shower cubicle, towel radiator and ceiling spotlights.

## Bedroom Two



Double bedroom with two windows to the front elevation and built in cupboard. Carpeted flooring, central heating radiator and ceiling light point.

### **Garage**

Up and over electric garage door, also accessed internally. Allowing for parking, storage and also housing plumbing for utilities.

### **Garden**



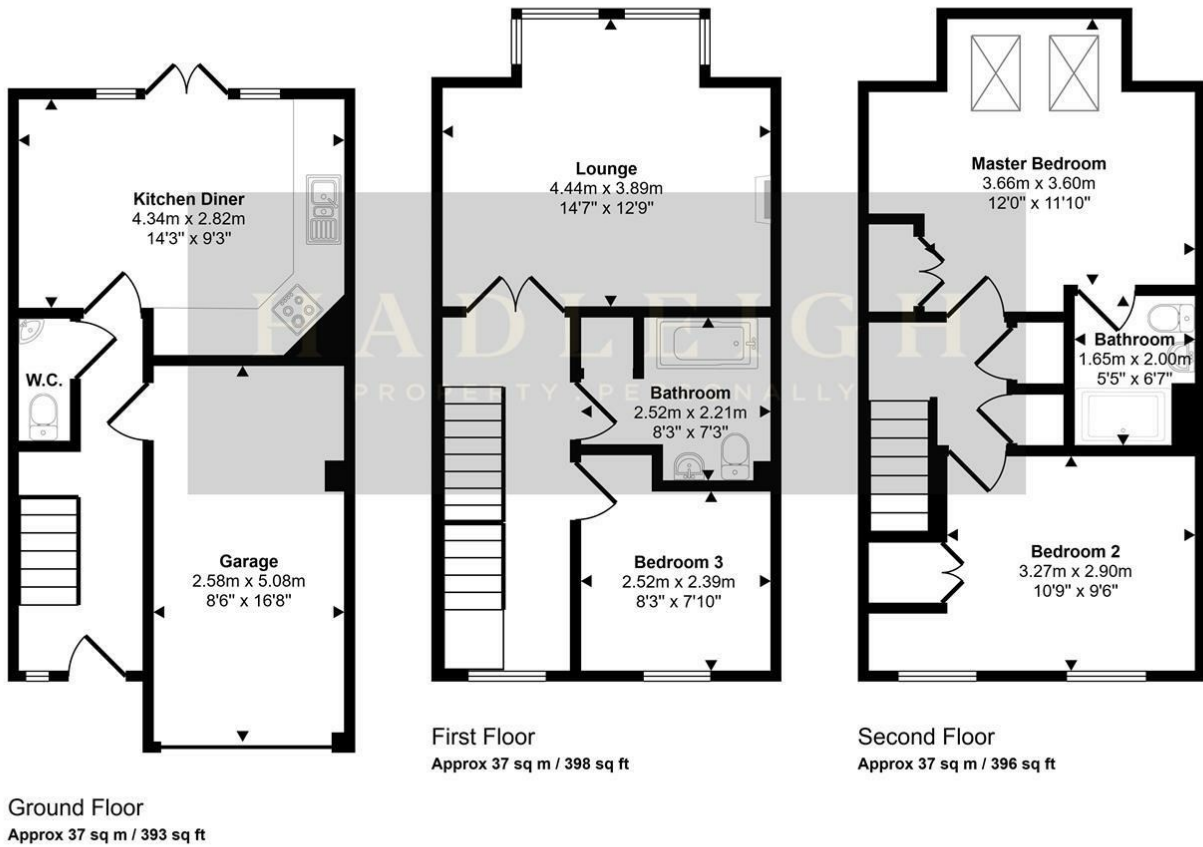
Private rear garden with paved patio areas, laid gravel and mature shrubs.

### **General Information**

We have been advised that the property is freehold. The Farthings is a private road and as such there is a service charge of £350 approximately per annum.

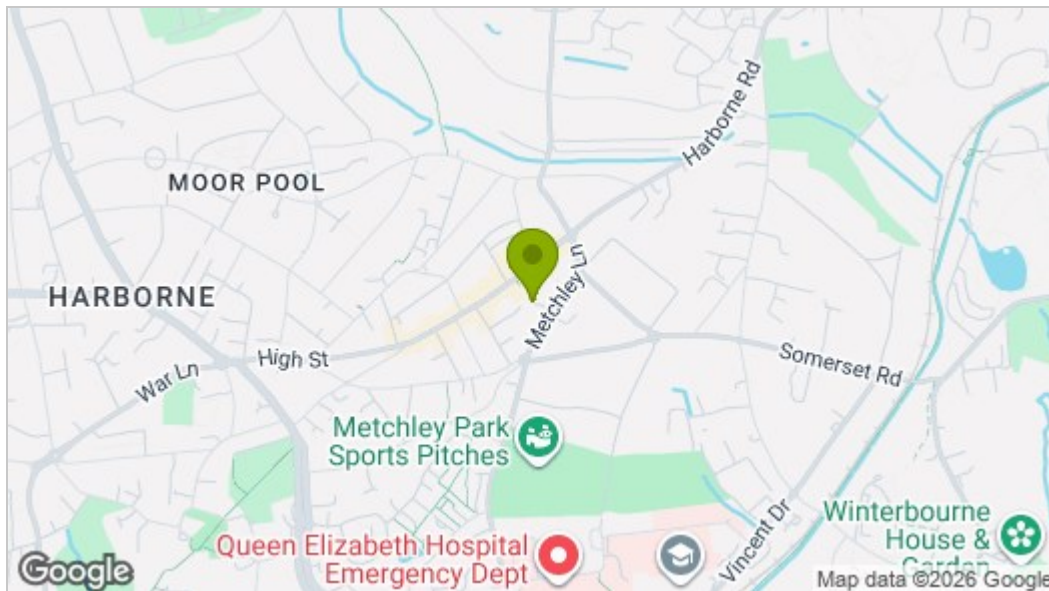
# Floor Plan

Approx Gross Internal Area  
110 sq m / 1187 sq ft

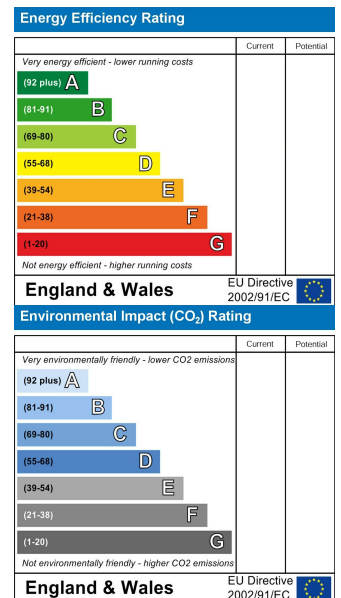


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.