



80c Station Road, Birmingham, B17 9LX

Asking Price £625,000

Hadleigh Estate Agents are delighted to offer this beautifully presented three bedroom townhouse located in a highly sought-after private development in Harborne offering the benefit of 2 secure allocated parking spaces. Set within a gated and peaceful location set back from the road, this modern home offers generous living space and is arranged over three floors.

In brief the property comprises, entrance hallway leading to a modern kitchen fitted with a range of AEG and Electrolux appliances, and sleek granite countertops. A convenient downstairs WC and storage cupboard. A spacious dining room, which benefits from French doors leading out to the beautifully landscaped rear garden.

On the first floor, you have an additional lounge which can also be used as a fourth bedroom. Further benefitting from an additional double bedroom and family 'Jack and Jill' bathroom. The second floor hosts a further two good sized double bedrooms both of which have en suites. The master bedroom benefits from fitted wardrobes by Sharps.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold
EPC - C
Council Tax Band - G

Location



Station Road is conveniently located, being within walking distance to Harborne High Street. The High Street offers an array of shops including Waitrose and Marks & Spencers Foodhall, bars and award winning restaurants including the ever popular Tropea and Harborne Kitchen. The property is a stones throw away from Harborne Primary School, also nearby St Marys and St Peters schools. Local leisure facilities include Harborne Golf Club, the renown Edgbaston Priory Club and Harborne Leisure Centre. Further benefitting from excellent transport links into Birmingham City Centre and nearby motorway networks.

Entrance Hallway

Spacious hallway with laminate flooring, gas central heating radiator, ceiling spotlights and internal storage cupboard.

Kitchen



Fitted kitchen with a range of base and wall units, including granite worktops. Integrated high end appliances and boasting a breakfast bar. Bay window to front elevation, gas central heating radiator, ceiling light points and pantry.

Guest WC



Low level flush WC, hand wash basin, radiator and spotlights. Tiled flooring and partially tiled walls.

Dining Room



French doors leading to private garden, carpeted flooring, two radiators and ceiling light point.

Landing

Carpeted flooring, ceiling light points and two storage cupboards. Gas central heating radiator and wooden bannisters.

Lounge/ Bedroom 4



Making for a perfect lounge or large sized bedroom. Glazed internal double doors, carpeted flooring, two

gas central heating radiators, windows to rear elevation, ceiling light point and feature fireplace.

Bedroom 3



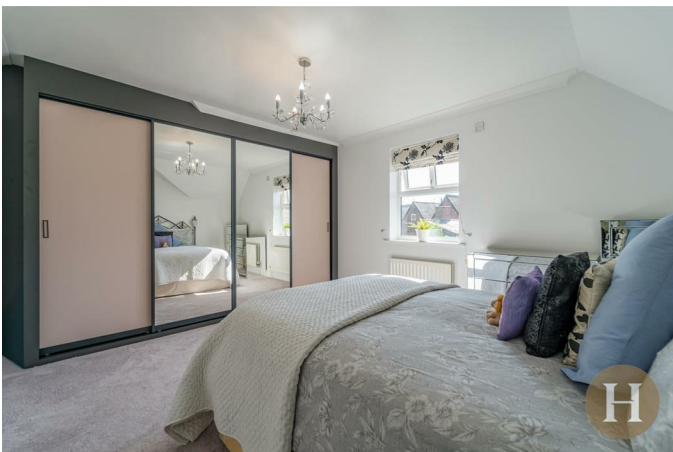
Window to front elevation, carpeted flooring, gas central heating radiator and ceiling light point. Access to Jack and Jill family bathroom.

Bathroom



Window to front elevation, low level flush WC, hand wash basin and radiators. Tiled flooring, partially tiled walls, shelving units and mains shower over bath.

Master Bedroom



Carpeted flooring, double glazed window to front

elevation. Sharps bespoke fitted wardrobes. Gas central heating radiator, ceiling light point, internal storage cupboard and access to ensuite.

Bathroom



Tiled floors and partially tiled walls, radiator, low level flush WC and hand wash basin. Fitted shelving and walk mains shower cubicle. Ceiling spotlights, shaving point and extractor fan.

Bedroom 2



Carpeted flooring, gas central heating radiator, two sky lights, internal wardrobe and ceiling spotlights.

Bathroom



Tiled floors and partially tiled walls, radiator, low level

flush WC and hand wash basin. Fitted shelving and walk mains shower cubicle. Ceiling spotlights, shaving point and extractor fan.

Parking



Externally, the property boasts designated parking spaces for two cars within the gated courtyard area. The private gated setting ensures peace and security while being only moments away from local amenities.

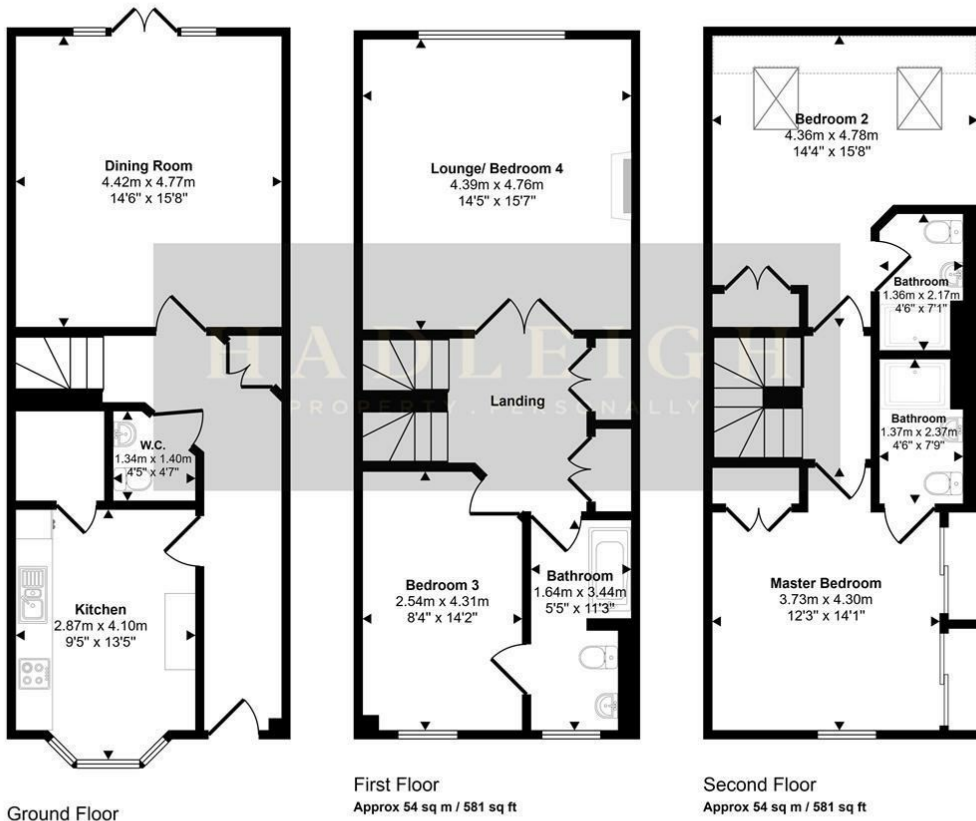
General Information

We have been advised that the property is Freehold and that there is a communal management charge being approx. £1521 annually.

Please note, this will need to be confirmed by your solicitor and Hadleigh Estate Agents cannot be held accountable.

Floor Plan

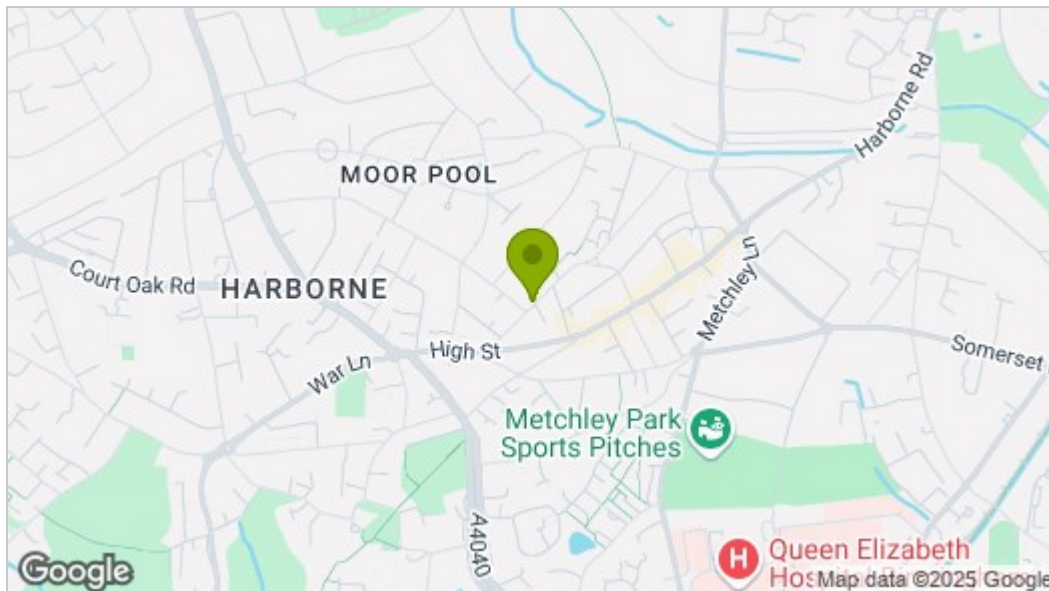
Approx Gross Internal Area
162 sq m / 1743 sq ft



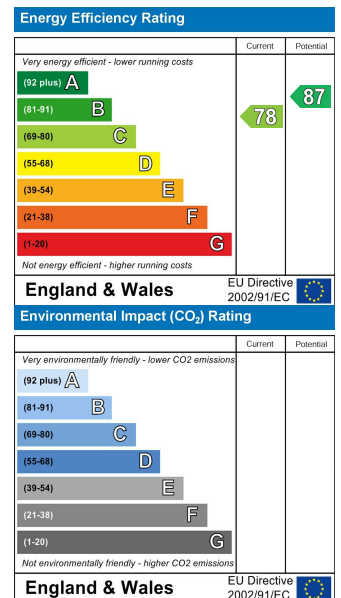
Denotes head height below 1.5m

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.