

# HADLEIGH

PROPERTY . PERSONALLY



## 150 Gordon Road, Birmingham, B17 9EY

### Offers In The Region Of £299,000

Hadleigh Estates are pleased to present this traditional two bedroom terraced property located in the heart of Harborne on the desirable Gordon Road. This home boasting original features throughout, benefits from; Entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and private rear garden.

GORDON ROAD is located within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition there are excellent schools for children of all ages and good public transport facilities to all surrounding areas. The Queen Elizabeth Medical Complex and Birmingham University are close at hand.

EPC - E  
Council Tax Band - C  
Tenure - Freehold



**Entrance Hall 13'05" x 3'00" (4.09m" x 0.91m")**

Tiled flooring, radiator, two ceiling light points, stairs leading to first floor, doors leading to lounge, dining room and kitchen.

**Lounge 9'07" x 13'02" (2.92m" x 4.01m")**



Wood flooring, ceiling light point, two wall light points, two radiators, double glazed window to front elevation and electric fire with fireplace surround.

**Dining Room 12'04" x 9'09" (3.76m" x 2.97m")**



Wood flooring, double glazed window to rear elevation, radiator, ceiling and wall light point.

**Kitchen 12'09" x 7'05" (3.89m" x 2.26m")**



Tiled flooring, double glazed window to rear

elevation, ceiling light point, gas oven / hob, various cupboards for storage and door leading to garden. Separate pantry with ceiling light point.

**First Floor Landing 12'04 x 2'06" (3.76m x 0.76m")**



Carpeted flooring, ceiling light point, storage cupboard and doors leading to; bedroom one, bedroom two and bathroom.

**Bedroom One 12'11" x 11'00" (3.94m" x 3.35m")**



Double glazed window to front elevation, radiator, ceiling light point and vinyl flooring.

**Bedroom Two 7'03" x 12'02" (2.21m" x 3.71m")**



Vinyl flooring, double glazed window to rear elevation, ceiling light point and radiator.

### Bathroom 12'02" x 7'04" (3.71m" x 2.24m")



vinyl flooring, ceiling light point, double glazed privacy window to rear elevation, low flush W.C, radiator, hand wash basin with storage underneath, walk in shower cubicle and built in storage cupboard.

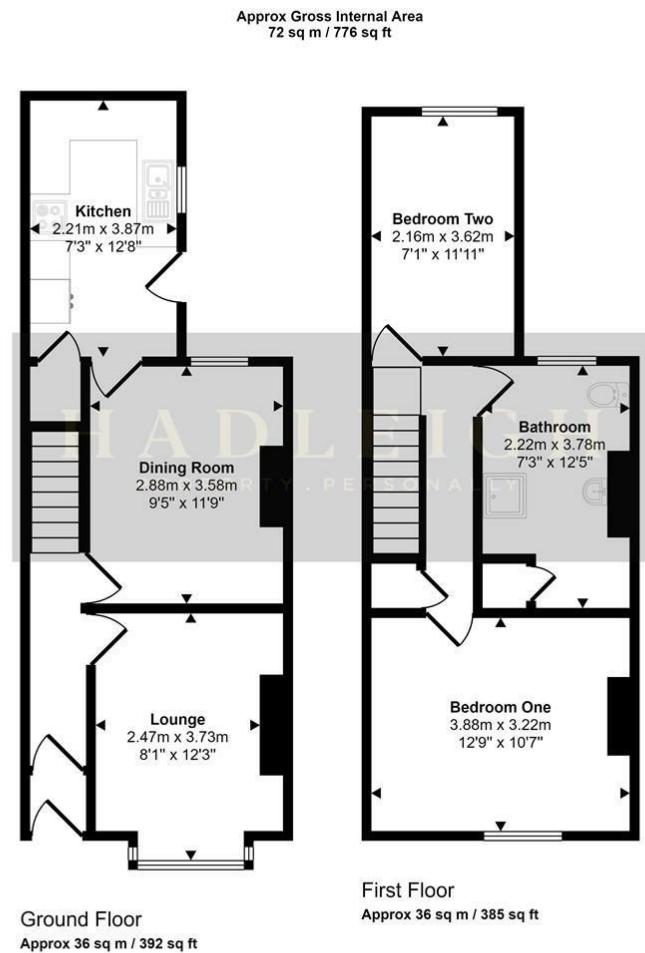
### Garden



South east facing, storage shed, patio area, decking, side access, fences and hedges to boundaries.

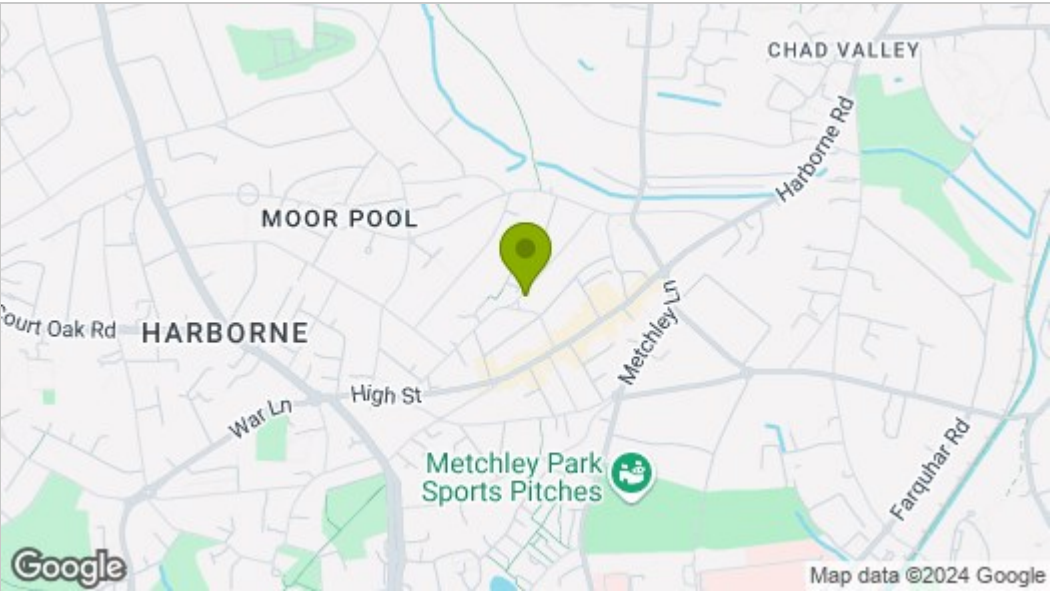


Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

