



27 Clarence Road, Birmingham, B17 9LA

**Asking Price £390,000**

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Offered with no upward chain, CLARENCE ROAD is a sought after and desirable location within close proximity to Harborne High Street which boasts excellent shopping, restaurant and café facilities. Queen Elizabeth Medical Complex and Birmingham University are close at hand and there is excellent transport facilities to Birmingham City Centre. Furthermore there are schools for children of all ages including the excellent Harborne Primary.

Set back behind a gated front garden the accommodation comprises to the ground floor; front sitting room, dining room, kitchen and cellar. To the first floor, two bedrooms and bathroom and lastly to the third floor there is the converted loft room. As an additional compliment to the property there is a delightful split level garden to the rear.

## On The Ground Floor

Set back behind a gated front garden the accommodation comprises.

### Front Sitting Room



Hardwood front door to front elevation with single glazed obscure window above, feature fireplace with timber surround and gas fire on tiled hearth, coving to ceiling, ceiling light point with rose, fitted storage unit, window to front elevation with plantation shutters and arch to;

### Rear Dining Room



Double central heating radiator, under stairs cupboard, double glazed sash window to the rear, stairs rising to the first floor and door to;

### Cellar

A concealed access leads down to the cellar with central heating radiator, wood panelled walls, cellar window to front and useful storage.

## Fitted Kitchen



A range of modern wall and base units with work-surface over, incorporating integrated single drainer sink, five ring gas hob, integrated double oven, plumbing for appliances, tiled splashbacks, tiled floor, wall mounted central heating radiator, two double glazed windows to the side and double glazed french doors to the rear, opening onto the patio.

## On The First Floor

With built-in storage cupboard, stairs rising to the first floor and doors off to;

### Bedroom One



With central heating radiator, built-in storage wardrobe, picture rail, feature ceiling rose with light point and double glazed sash windows with plantation blinds to the front.

## Bedroom Two



With central heating radiator, coving to ceiling, ceiling light point and double glazed sash window with plantation blinds to the rear.

## Bathroom



A modern suite comprising bath with built-in rainfall shower over, wash hand basin with storage under, low level WC, part tiled walls, tiled floor, heated towel rail and frosted double glazed windows to the side and rear.

## On The Second Floor

Stairs arising from the first floor to second floor landing and door leading into;

## Bedroom Three



Door to eaves storage, central heating radiator and double glazed Velux-style skylight to the rear.

## Outside



Rear garden having a split-level paved patio with steps down to a lawned garden beyond with shrub borders and good sized timber shed.

## 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

**WATER AUTHORITY:** Severn Trent Water

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.

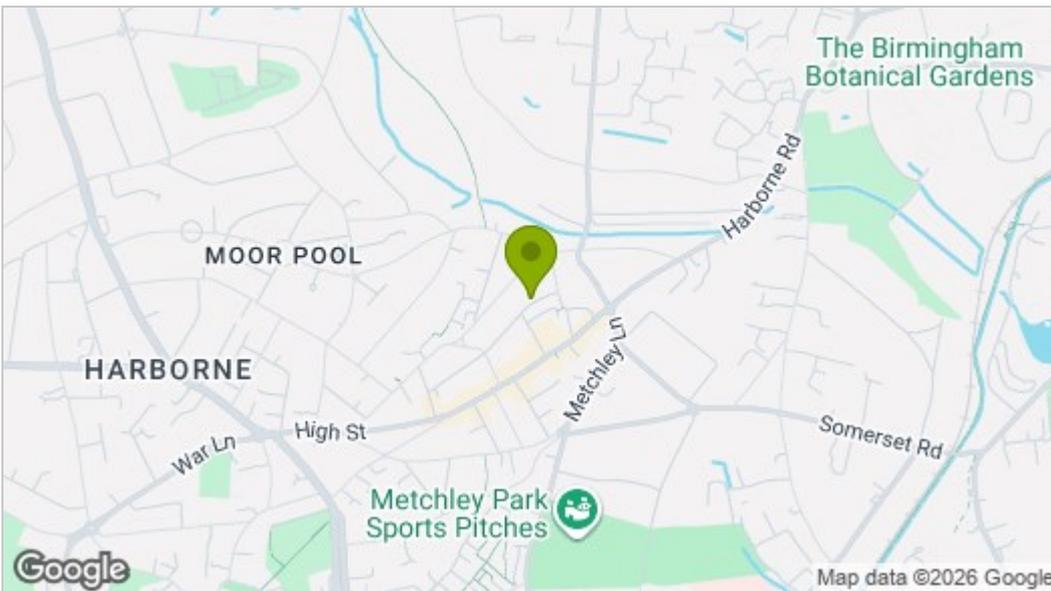
Tenure - Freehold

EPC - D

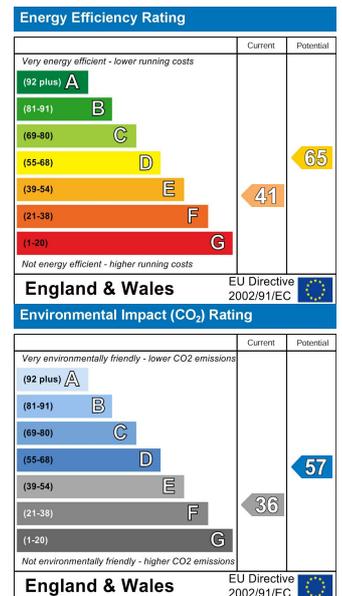
Council Tax Band - D

# Floor Plan

## Area Map



## Energy Efficiency Graph



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