HADLEIGH
PROPERTY . PERSONALLY

# 67 Northfield Road, Birmingham, B17 0ST

## Asking Price £295,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced property for sale. Located on the ever popular Northfield Road the property is conveniently located for access into Harborne High Street, offering an array of bars and restaurants. Local leisure facilities include Harborne Leisure Centre and Harborne Golf Club. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

The property benefits from fore garden allowing a potential parking space, spacious lounge and additional dining room. A modern and extended fitted kitchen boasting guest WC and utility area. The first floor accommodation offers two double bedrooms and modern bathroom with separate bath and shower. To the rear is an extensive garden.

## Dining Room

Period dining room boasting feature fireplace, bay window to the front elevation allowing for extra storage space or seating, central heating radiator and ceiling light point.

## Lounge

Modern lounge with opaque window to the side elevation, gas fired feature fireplace, central heating radiator and ceiling light point. Access to kitchen and stairs to first floor.

## Kitchen

Modern fitted kitchen with a range of base and wall units, including integrated dishwasher and oven. Three skylights, window to the rear elevation and patio door leading to the garden. Boasting kitchen island, partially tiled splashbacks and access to utility area.

## Guest WC

Partially tiled walls, low level flush WC, hand wash basin and ceiling light point.

## Landing

Spacious landing giving access to all rooms on the first floor along with loft access.

## Master Bedroom

Double bedroom boasting fitted wardrobes, window to the front elevation, central heating radiator and ceiling light point.

## Bedroom 2

Double bedroom with built in wardrobe and internal storage cupboard, window to rear elevation, ceiling light point and central heating radiator.

## Bathroom

Family bathroom with corner bath, walk in shower cubicle, low level flush WC and hand wash basin. Opaque window to the rear elevation, towel radiator and ceiling light point.

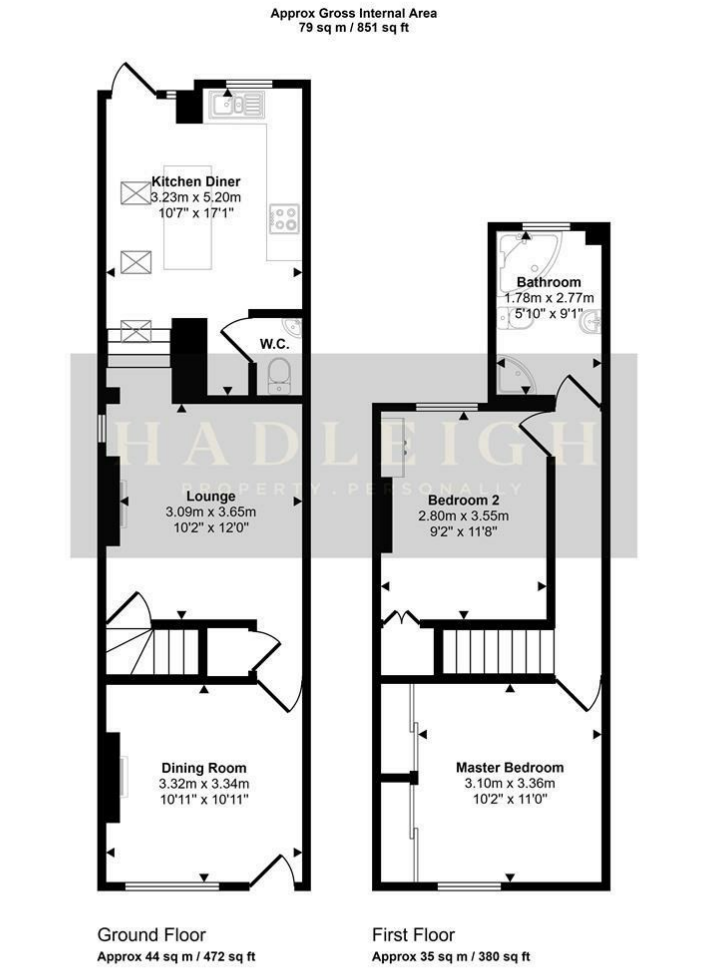
## Garden

Large rear garden predominantly laid to lawn, decked seating area and fenced boundaries.

## General Information

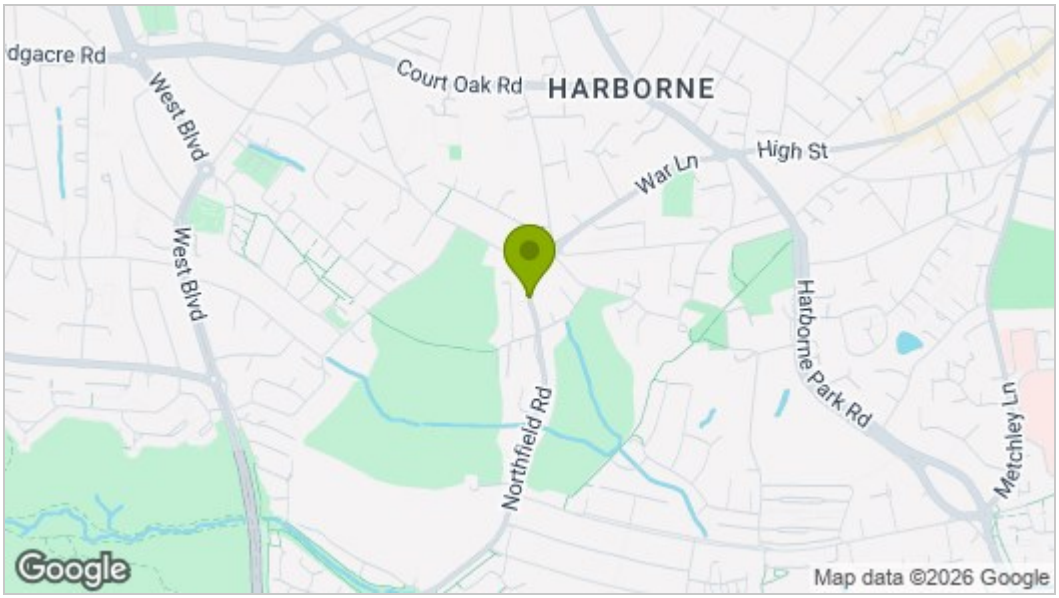
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
Tenure - Freehold
EPC - D
Council Tax Band – B

## Floor Plan

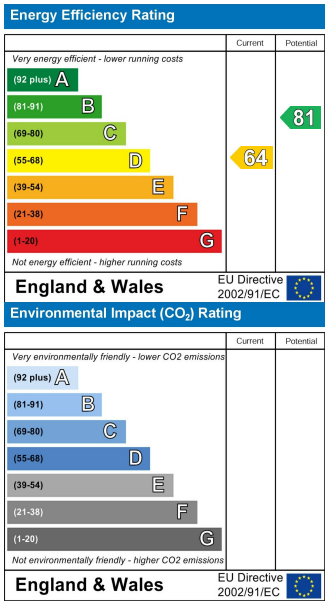



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## Area Map




## Energy Efficiency Graph

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