HADLEIGH
PROPERTY . PERSONALLY

33 Earls Court Road, Birmingham, B17 9AH

Asking Price £365,000

Hadleigh Estate Agents are delighted to offer this refurbished three bedroom terraced property for sale. Offered with no upward chain the property has undergone complete refurbishment throughout, further benefitting from the additional of a loft conversion.

In brief this fantastic terraced property comprises, fore garden leading to the spacious lounge, complete with window seat. To the rear is a further reception room with the under stairs storage conveniently being converted into a guest WC. A brand new modern fitted kitchen and dining area complete the downstairs.

The first floor boasts two double bedrooms and modern family bathroom, benefitting from both a walk in shower and bath. Stairs to the second floor offer a further bedroom and en-suite shower room. To the rear of the property is a private garden with paved patio area.

Lounge

Spacious lounge boasting original feature fireplace and convenient bay window reading nook. Bespoke fitted unit, central heating radiator and ceiling light point.

Reception Room

Benefitting from rear patio doors accessing the garden, access to guest WC and stairs to first floor accommodation. Feature fireplace, central heating radiator and ceiling light point.

Dining Room

Benefitting from a range of fitted units to include fitted seating, creating an excellent dining area. Window to side elevation allows for natural light, central heating radiator and ceiling spotlights.

Kitchen

Modern fitted kitchen boasting a range of base and wall units, including integrated appliances. Window to the rear elevation and further patio doors giving access to the garden. Ceiling spotlights, hob with extractor over and sink unit.

Guest WC

Low level flush WC, vanity unit, extractor fan and ceiling spotlight.

Master Bedroom

Spacious master bedroom with two double glazed windows to the front elevation, carpeted flooring and original feature fireplace. Internal storage cupboard, central heating radiator and ceiling light point.

Bedroom Three

Double bedroom with double glazed window to the rear elevation, carpeted flooring and central heating radiator. Storage cupboard and ceiling light point.

Bathroom

Modern and spacious family bathroom boasting walk in shower cubicle with mains shower and separate bath complete with traditional style taps and shower head attachment. Combi low level flush WC and vanity unit, towel radiator, extractor fan and obscure glazed window to the rear elevation.

Bedroom Two

Beneficial loft conversion allowing for a third bedroom, eaves storage and three skylights. Central heating radiator and ceiling light point.

Ensuite

Low level flush WC, vanity unit and modern shower cubicle. Towel radiator and ceiling spotlights.

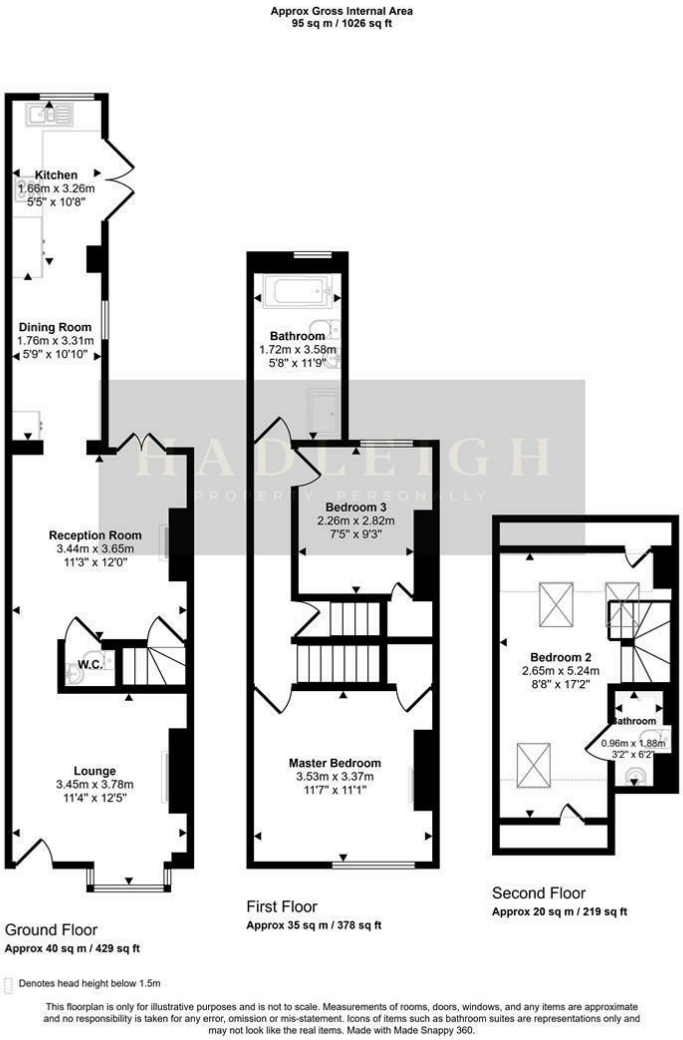
Garden

Private garden predominantly laid to lawn, fenced boundaries and paved patio area. Further benefitting from additional patio area to the rear.

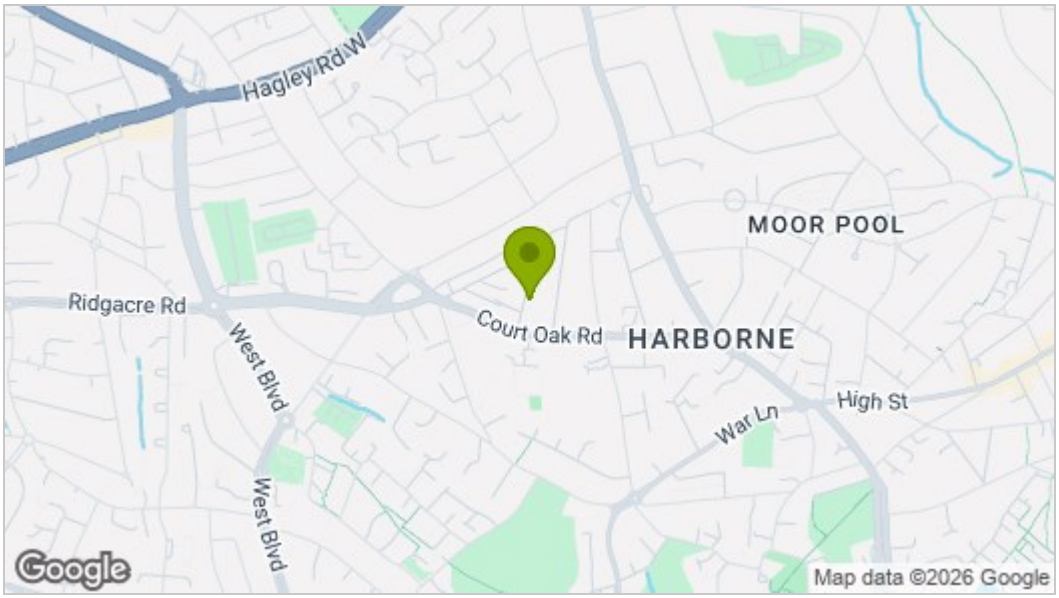
General Information

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 – C

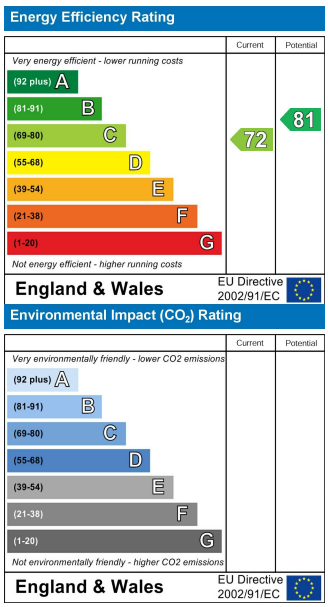
Floor Plan



Area Map



Energy Efficiency Graph



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