



10 Station Road, Birmingham, B17 9JT

Asking Price £270,000

Hadleigh Estate Agents are delighted to offer a three bedroom first floor duplex conversion on Station Road, Harborne.

The property briefly comprises of: Spacious hallway, to the first floor we have a large open plan living room and kitchen with appliances, two double bedrooms and family shower room, to the top floor there is a wonderfully spacious third bedroom with en-suite.

Location

Station Road is conveniently located for all Harborne High Street has to offer. Being within walking distance to an array of bars, restaurants and shops, including Marks and Spencers and Waitrose. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

Entrance hall

Solid panelled front door, door to inner hallway, radiator, stairs to first floor.

Lounge



Windows to front elevation, radiator, open plan to kitchen, door to stairs to second floor.

Kitchen



Window to front elevation, range of base units surmounted by a laminate work surface with cupboards over, plumbing and space for a washing machine, integrated oven, hob and extractor hood.

Bedroom two



Double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom three



Double glazed window to rear elevation, fitted wardrobes, radiator.

Shower room



Double shower cubicle, wash hand basin over vanity cupboard, low flush WC, chrome effect heated towel rail.

Master bedroom (2nd floor)



Skylight windows to rear elevation, two radiators, dressing area with hanging rails, door to en-suite.

En-suite



Skylight window to rear elevation, wash hand basin over vanity cupboard, shower cubicle, low flush WC, chrome effect heated towel rail.

Additional 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.

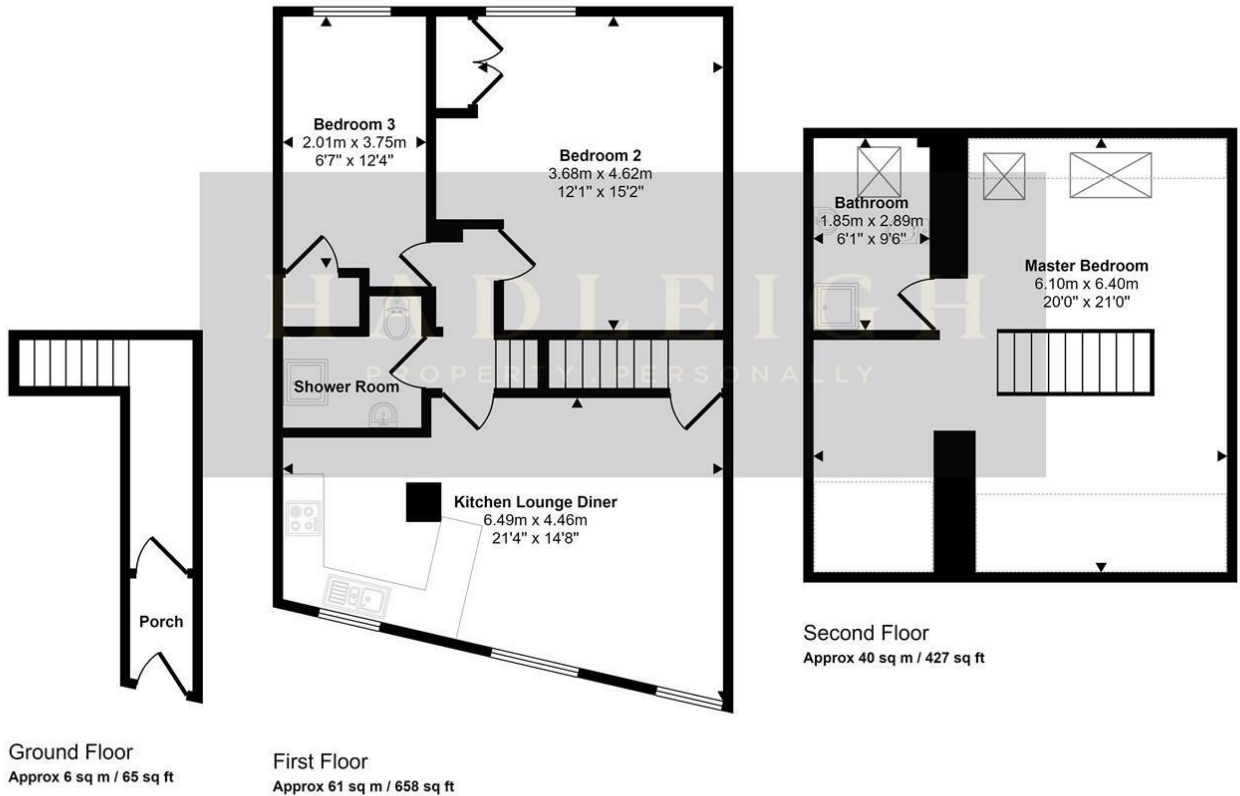
Tenure - Freehold

EPC - C

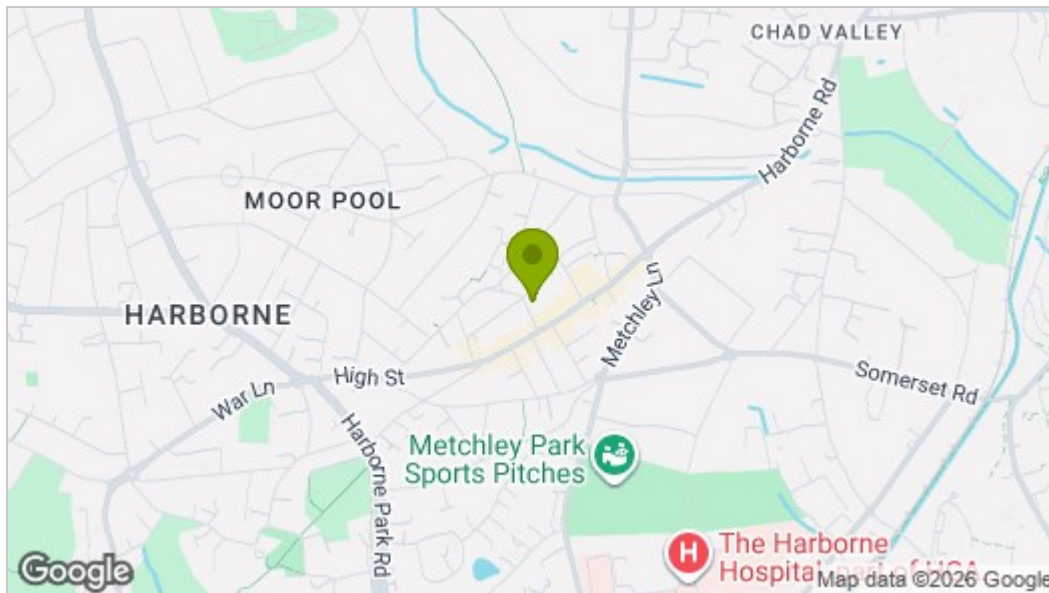
Council Tax Band - C

Floor Plan

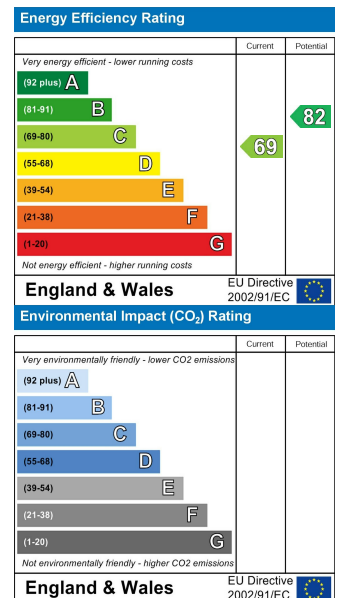
Approx Gross Internal Area
107 sq m / 1150 sq ft



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.