



## 65 Station Road, Birmingham, B17 9LP Offers In The Region Of £400,000

Hadleigh Estate Agents are delighted to offer this fantastic three storey end terraced property for sale. Offered with no upward chain, Station Road is conveniently located for all Harborne High Street has to offer.

The property comprises of fore garden, entrance porch and reception hallway. The ground floor offers dining room and spacious lounge, leading to a fitted kitchen. An open staircase leads to the first floor offering two double bedrooms and family bathroom. A further staircase leads to the second floor with the third bedroom and to the rear of the property is a mature private garden.

## Location



Station Road is within walking distance to Harborne High Street, offering an array of award winning restaurants, bars and local supermarkets, including the ever popular Marks and Spencers and Waitrose. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. A number of local schools are close at hand, including Harborne Primary, St Marys and Blue Coat School. Harborne further benefits from local leisure facilities including Edgbaston Priory Tennis Club and Harborne Leisure Centre.

## Entrance Hallway

The entrance porch benefits from solid wood door, and partially glazed internal door. Tiled flooring and ceiling light point. The hallway comprises wooden flooring, central heating radiator, plaster arch and coving.

## Dining Room



Beneficial reception room, currently being used as a dining room with beneficial bay window to the front elevation complete with fitted shutters. The dining room further benefits from Oak fireplace and slate hearth, coving, picture rails and ceiling rose. Wooden flooring and central heating radiator.

## Lounge



Spacious lounge with open bannister and French doors to the rear garden. Wooden flooring, coving and ceiling rose. Complimenting the room is a cast iron fireplace and gas fire, further benefitting from understairs storage.

## Kitchen



Fitted kitchen benefitting from a range of base and wall units, including plumbing for washing machine and fitted dishwasher. Wooden worktops, partially tiled splashbacks and quarry tiled flooring. Belfast sink, ceiling light point and central heating radiator. Bow window to the rear elevation, and additional window to the side elevation.

## Landing

Landing space with open bannister, access to second floor accommodation, carpeted flooring, ceiling light points and window to the side elevation.

## Master Bedroom



The main bedroom has an extensive range of fitted wardrobes across one wall, two windows onto the front elevation, high ceilings with coving and ceiling light point. Central heating radiator and carpeted flooring.

## Bedroom Two



A further double bedroom, with window to the rear elevation, ceiling light point and central heating radiator. Carpeted flooring and coving.

## Bathroom



Large house bathroom comprising pedestal freestanding bath and additional corner shower unit. Low level flush WC, washbasin with wall lights

above and opaque window to the rear elevation. Tiled walls, wooden flooring and airing cupboard. Towel radiator and ceiling light point.

## Bedroom Three



Situated on the second floor is an additional bedroom, allowing for study area and bedroom area. Traditional beams are on show, along with dual aspect windows, laminate flooring and ceiling light point. Further offering ample storage within the eaves.

## Garden



To the rear is most attractive garden with mature shrubs and trees, sitting out area, lawned area and flower beds. The property further offers shared side access to the rear of the gardens.

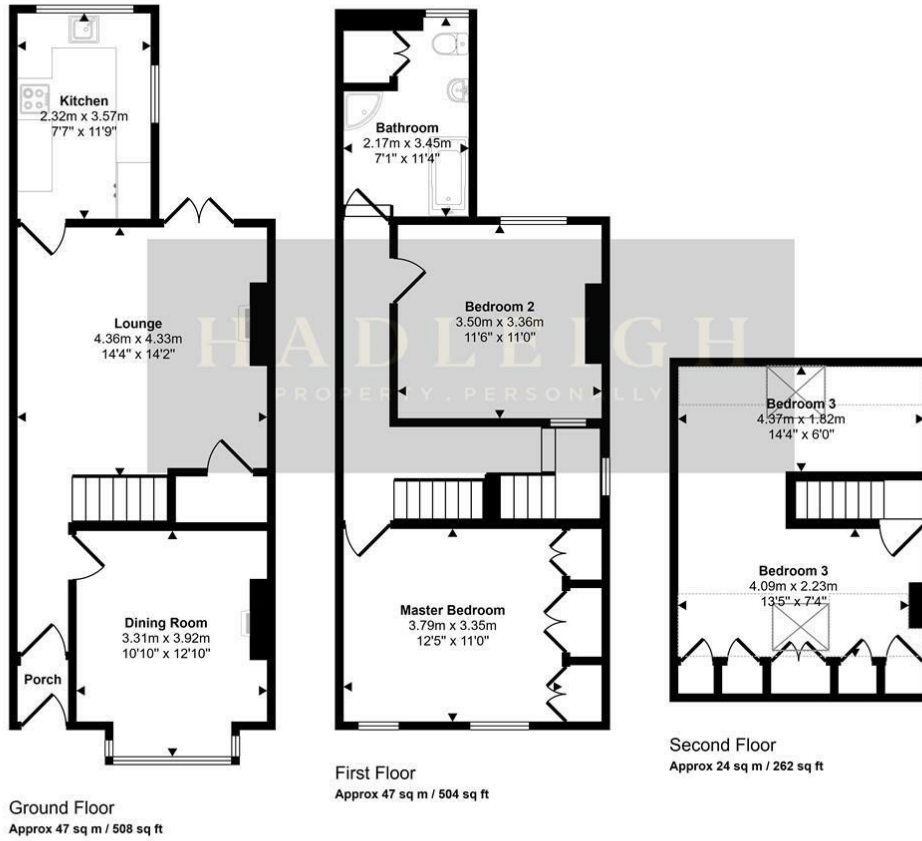
## Additional Information

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  
Council Tax Band - C  
EPC - E

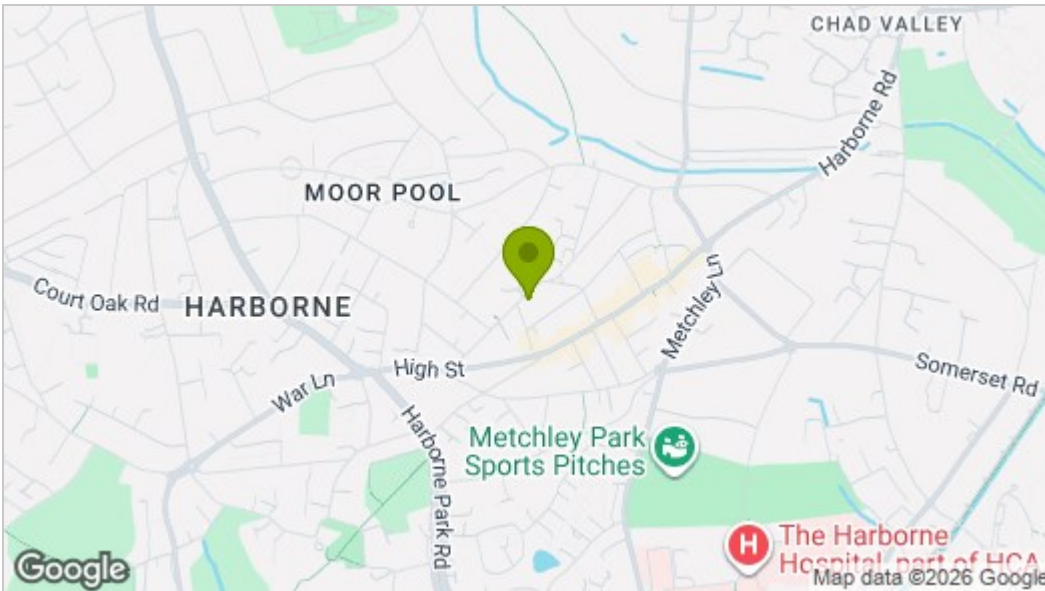
# Floor Plan

Approx Gross Internal Area  
118 sq m / 1273 sq ft

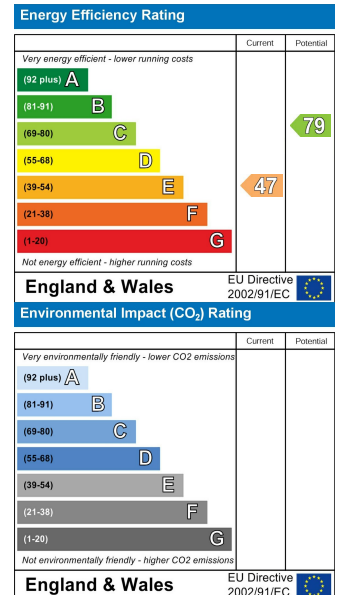


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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.