



## 87 Station Road, Birmingham, B17 9LR

**£499,950**

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom terraced home for sale. Situated on the ever popular Station Road, the property is located perfectly within the heart of Harborne.

In brief the property comprises, entrance hallway, two spacious reception rooms and further benefitting from guest WC and utility room. To the rear of the property is an extended kitchen diner, overlooking a private rear garden.

The first floor accommodation has two double bedrooms, a further large single bedroom and modern family bathroom. Benefitting from a loft conversion, housing a spacious master bedroom, an additional bathroom and perfect study area on the landing.

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 - D  
EPC - D



## Location



Station Road is a central location within Harborne, being highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

## Lounge



Glazed bay window to front elevation, carpeted flooring, ceiling rose and light point, gas central heating radiator and feature fireplace with working burner.

## Reception Room



Refurbished sash window to rear elevation, carpeted flooring and gas central heating radiator. Feature fireplace, ceiling rose and light point.

## Guest WC



Low level flush WC, hand wash basin, stained glass window, plumbing for utilities and ceiling light point.

## Kitchen Diner



Modern fitted kitchen, benefitting from an extension in 2015. A range of base and wall units including an integrated dishwasher. Partially tiled walls, ceiling spotlights and sky lights. Double glazed windows to side and rear elevation, including stable style door. Dining area and breakfast bar along with wall lights and gas central heating radiator.



### Bedroom 2



Large double bedroom, dual aspect restored sash windows to front elevation, original feature fireplace, gas central heating radiator and ceiling light point.

### Bedroom 3



Double bedroom, window to rear elevation, gas central heating radiator and ceiling light point.

### Bathroom



Being fitted in 2018 the bathroom comprises, tiled flooring and partially tiled walls, sash window to side elevation, vanity basin and WC unit. Traditional towel radiator, mains shower over bath, light up mirror and ceiling spotlights.

### Bedroom 4



Large single bedroom, sash window to rear elevation, gas central heating radiator and ceiling light point.

### Master Bedroom



Large double bedroom benefitting from three sky lights, ceiling spotlights and carpeted flooring. Gas central heating radiator and ample storage within the eaves.

### Bathroom



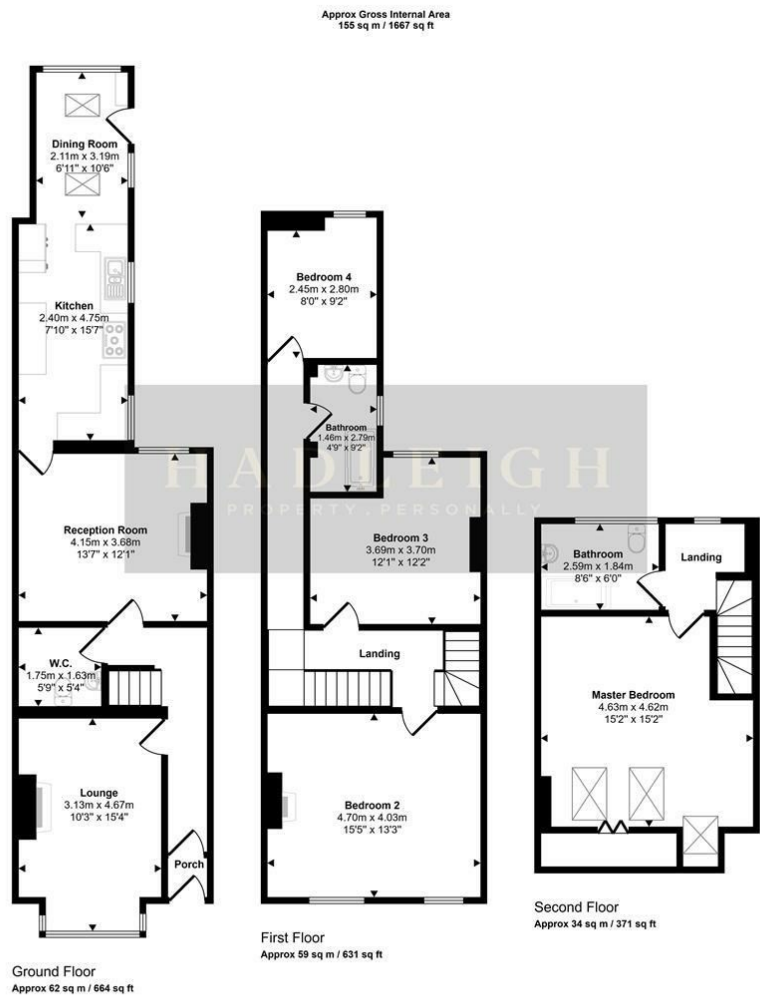
Newly fitted in 2018, tiled flooring and partially tiled walls. Walk in shower with mains shower. Vanity unit, light up mirror, low level flush WC and window to rear elevation.

### Garden



Slabbed patio area, large lawn, a mixture of fence and hedge boundaries and side gate.

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

